

PLANNING PROPOSAL Environmental Planning & Assessment Act 1979

CATHERINE FIELD PRECINCT

Springfield Road & Charlesworth Close CATHERINE FIELD NSW

April 2022

urbanco Suite 3.03 55 Miller Street PYRMONT NSW 2009 PO Box 546 PYRMONT NSW 2009 02 9051 9333 | urbanco.com.au Prepared for: Springfield Rd Pty Ltd

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Prepared by:

Guy Evans | Director

Springfield Rd Pty Ltd

Reviewed by:

Mhoda

Michael Rodger | Director

If this document is not signed it is a draft.



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ABBREVIATIONS

Abbreviation	Full Name
AEC	Area of Environmental Concern
AEP	Annual Exceedance Probability
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
APZ	Asset Protection Zone
BASIX	Building and Sustainability Index
BCO	Growth Centres Biodiversity Certification Order
BDAR	Biodiversity Development Assessment Report
Council	Camden Council
CFP	Catherine Field Precinct
CSP	Community Strategic Plan
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
DSI	Detailed Site Investigation
EPA	Environmental Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act
EPI	Environmental Planning Instrument
GSRP	Greater Sydney Region Plan
ISP	Indicative Structure Plan
LEP	Local Environmental Plan
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
Minister	Minister for Planning
NDA	Net Developable Area
NRAR	Natural Resources Access Regulator
PAD	Potential Archaeological Deposit
PAEC	Potential Areas of Environmental Concern



Abbreviation	Full Name
PBP 2019	Planning for Bushfire Protection 2019
РСТ	Plant Community Type
Proponent	Springfield Rd Pty Ltd
RAP	Remediation Action Plan
SEPP	State Environmental Planning Policy
SIC	Special Infrastructure Contribution
SIS	NSW State Infrastructure Strategy 2018–2038
SWGA	South West Growth Area
TIA	Traffic Impact Assessment
VMP	Vegetation Management Plan
WCDP	Western City District Plan
WPC	Western Parkland City
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design



1 BACKGROUND

1.1 Introduction

On behalf of Springfield Rd Pty Ltd, this Planning Proposal seeks to rezone approximately 104 hectares of land to enable urban development for new housing, open space and recreation, riparian protection, major roads and stormwater management.

The site is located wholly within the Camden Local Government Area and is approximately 42 kilometres south-west of the Sydney CBD.

The site is to be zoned under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* (WPC SEPP), the principal Environmental Planning Instrument (EPI) that will apply to the land once rezoned.

The site is located in the 'Catherine Field Precinct' within the South West Growth Area (SWGA). The SWGA was identified in 2005 by the NSW Government to accommodate urban growth for new housing and employment land over the next 30 years.



Figure 1 – Sydney's Growth Areas



Most of the Catherine Field Precinct has not been released for planning (see **Figure 2**). All the land within the SWGA west of South Creek has been zoned or is under planning. The Catherine Field Precinct (excluding the Catherine Fields Part Precinct) is one of three Precincts in the SWGA that is not released.



Figure 2 – SWGA Planning Status Map (Source: camden.nsw.gov.au)

This proponent-initiated Planning Proposal will deliver new housing and social infrastructure for the SWGA that is consistent with the strategic and statutory planning frameworks applying to the locality.

1.2 Purpose and Structure

The purpose of this Planning Proposal is to explain and demonstrate the intended outcomes in rezoning the site for urban purposes.

The structure of the Planning Proposal is in two main parts. The first part of the Planning Proposal considers the following:

- A description of the land comprising the site and analysis of the existing site characteristics its context in the locality.
- Identifying the State and local strategic and statutory planning frameworks.
- Explaining the planning and design objectives, vision and principles that guided the urban structure and informed the proposed zoning for the site.



- A summary of the findings in the technical assessments undertaken to inform the Draft Indicative Structure Plan (ISP) and zoning.
- Illustration of the draft Indicative Structure Plan and the rationale to support the proposed design.
- Confirmation of the infrastructure and servicing requirements to support the proposed new urban area and how delivery of new housing within the site can be supported.

The second part of the Planning Proposal adopts the Department for Planning Industry & Environment's (DPIE) format in the Local Environmental Plan Making Guideline (December 2021). This part of the Planning Proposal responds to the planning considerations of planning strategies and statutory planning requirements of State and local government. The second part confirms the draft planning package consistent with relevant planning documents, and documents how it satisfies the strategic merit and site-specific merits of the proposal.

The Planning Proposal will need to be placed on public exhibition for the community and stakeholders to comment. Any requirements to address feedback received during the public exhibition period can be then undertaken post-exhibition.



2 PLANNING PROCESS

2.1 Statutory Planning Pathway

The NSW Government published a new LEP Making Guideline on 15 December 2021. The Guideline provides a revised rezoning process for advancing a Planning Proposal.

Whilst the new Guideline specifically applies to LEPs, it provides an evaluation and assessment structure appropriate for amendment to the WPC SEPP.

Under the Guideline this Planning Proposal is categorised as 'Complex'.

2.2 Proponent-initiated Planning Proposal

This Planning Proposal is a 'proponent-initiated' proposal. Springfield Rd Pty Ltd holds a number of landholdings within the site and is advancing the planning for over 100 hectares within the Catherine Field Precinct in the SWGA.

The proponent-initiated Planning Proposal includes a Draft Indicative Structure Plan (ISP) and is supported by technical assessments identified during the pre-lodgement engagement process with Council.

The Planning Proposal is to be submitted to Council for consideration and assessment through the Planning Portal and in accordance with the LEP Making Guideline (December 2021).

2.3 Pre-Lodgement Consultation with Council

A pre-lodgement meeting was held on 19 July 2021 and a smaller site area was presented to the site in this Planning Proposal. A revised site was determined from the pre-lodgement consultation that included additional land to the future Rickard Road extension to the northwest and Catherine Fields Road to the north, which is represented by the site in this Planning Proposal.

Council advice issued following the pre-lodgement meeting was the "Planning Proposal must provide an indicative structure plan for assessment that details the full range of land uses proposed on the site" and listed the following technical reports to be prepared to support the Proposal.

A Draft Indicative Structure Plan (ISP) and the listed technical assessments are included in this Planning Proposal.

- Traffic Impact Assessment
- Water Cycle Management and Flooding Report
- Services Infrastructure Assessment
- Social Infrastructure Assessment
- Heritage Impact Statement
- Aboriginal Archaeological Assessment
- Bushfire Report
- Ecological Report including Biodiversity and Riparian Assessment (if the latter is applicable)
- Land Capability Report including Contamination and Salinity assessment
- Acoustic Report

At a subsequent meeting in January 2022 Council requested the Planning Proposal include an Urban Heat Report. This Planning Proposal considers urban heat and Urban Heat Island effects within the main Planning Proposal document.



3 SITE CONTEXT

3.1 Land Details

The site includes 46 landholdings that are all in multiple landownerships. The land details subject to this Proposal are listed in **Table 1** and shown in **Figure 3**.

ind Details	Land Details	
Lot 100 DP1173578	Lot 131 DP27602	
Lot 101 DP1173578	Lot 20 DP1171869	
Lot 1 DP203127	Lot 1301 DP736633	
Lot 2 DP203127	Lot 1302 DP736633	
Lot 3 DP203127	Lot 2 DP518472	
Lot 4 DP203127	Lot 3 DP518472	
Lot 5 DP203127	Lot 4 DP518472	
Lot 8 DP203127	Lot 301 DP709378	
Lot 30 DP1175280	Lot 302 DP709378	
Lot 31 DP1175280	Lot 101 DP547859	
Lot 100 DP1149669	Lot 204 DP259147	
Lot 2 DP27602	Lot 205 DP259147	
Lot 119 DP27602	Lot 206 DP259147	
Lot 120 DP27602	Lot 207 DP259147	
Lot 121 DP27602	Lot 208 DP259147	
Lot 122 DP27602	Lot 4001 DP1121133	
Lot 123 DP27602	Lot 4002 DP1121133	
Lot 124 DP27602	Lot 4003 DP1121133	
Lot 125 DP27602	Lot 302 DP716446	
Lot 126 DP27602	Lot 1 DP215520	
Lot 127 DP27602	Lot 2 DP215520	
Lot 128 DP27602	Lot 3 DP215520	
Lot 129 DP27602	Lot 4 DP215520	



Catherine Field Planning Proposal Catherine Field Precinct | South West Growth Area



Figure 3 – Land Details

3.2 Site Location

The site is located approximately 42 kilometres southwest of the Sydney CBD and is in the Camden Council local government area (LGA).

The site is 16 kilometres southeast of Liverpool and the future Western Sydney Airport is 13 kilometres to the north.

The site is 9 kilometres northeast of Camden and Oran Park is 3 kilometres to the west.





Figure 4 – Site Location

3.3 Site Description

The site is approximately 104 hectares in area and is bounded by Camden Valley Way to the east, Catherine Fields Road to the north and Springfield Road to the south. A cul-de-sac named Charlesworth Close is the only public road existing within the site.

There are 46 landholdings in the site and land is predominantly characterised by cleared grazed land, market gardens, rural lifestyle homes and farm dams.





Figure 5 – Site Plan

Access and Transport

Catherine Fields Road and Springfield Road are major east-west roads providing access and a cul-de-sac named Charlesworth Close provides public road access from Springfield Road to the central part of the site. Camden Valley Way is the major arterial road serving the southern portion of the SWGA.

Access to the M5 and M7 motorways is via Camden Valley Way with Raby Road, Gregory Hills Drive, Narellan Road and Cowpasture Road with all providing direct connections to the Sydney motorway network.

The Rickard Road extension is planned to the northwest of the site. The Rickard Road extension will provide an alternative transport route to Camden Valley Way between the Oran Park Town Centre and Leppington Town Centre and will have a transport boulevard function with dedicated lanes for public transport.

There are existing bus routes in Camden Valley Way, Springfield Road and Catherine Fields Road. The



nearby bus routes are listed in **Table 2** and shown in **Figure 6**. The existing bus routes and stops provide public transport access and connections to the major centres of Liverpool CBD and the Oran Park, Leppington, Narellan and Minto town centres.

Route No.	Route Description	Frequency Peak Period	Frequency Off- Peak Period
850	Oran Park Town Centre – Leppington Town Centre via Camden Valley Way	45 minutes	60 minutes
857	Narellan Town Centre – Minto via Springfield Rd & Catherine Field Rd	90 minutes	180 minutes
858	Narellan – Liverpool via Springfield Road & Catherine Fields Road	30 minutes	60 minutes



Figure 6 – Existing Active and Public Transport Routes



There are existing regional pathways within Camden Valley Way that connect to activity centres to the north, south and east of Camden Valley Way. The existing active transport network provides access to shops, services, recreation facilities and schools in Gledswood Hills, Catherine Park, Oran Park, Emerald Hills, Gregory Hills, Narellan and Harrington Park.

Topography and Landform

The highest point of the site is to the south adjacent to Springfield Road and the lowest point is the westernmost portion of the site. The land levels extend from around 80m RL to the highest elevation of approximately 130m RL. The more elevated portions of the site are to the south and southeast adjacent to Camden Valley Way. The lowest points within the site are adjacent to the northwest boundary.



Figure 7 – Topography

The site is undulating and generally falls from the southeast to the northwest. The majority of sloping land within the site is less than 5 percent and almost the entire site has slopes less than 10 percent. There are a



few small, isolated pockets where slopes are over 10 percent and up to 20 percent. There are two dominant ridgelines extending from the southeast to the northwest, which contain views internally within the site.



Figure 8 – Landform

Catchments and Drainage Lines

The land contains the upper catchment areas due to its elevation and there are two main catchments within the site and numerous drainage lines that typically contain online farm dams. The northern catchment flows into Rileys Creek to the north. The southwest area within the site flows to South Creek to the west. As the land is within upper levels of the catchments, there is no evidence of extensive significant flooding within the lower-lying drainage areas. There are numerous farm dams located along the drainage lines and the drainage lines are generally cleared of any vegetation.





Figure 9 – Catchments and Key Hydrolines

Transmission Lines

There are no high voltage transmission lines within the site. Overhead transmission lines are located in the Camden Valley Way, Springfield Road, Catherine Fields Road and Charlesworth Close road reserves. These overhead transmission lines provide electricity to the houses within the site.

Local Climate

The local seasonal climate for the locality is characterised by warm to hot humid conditions with above average number of rainy days during peak summer. In peak winter the days are cooler with less humid and below average number of rainy days. A summary of key annual seasonal climatic statistics is outlined in **Table 3**. The climatic statistics are for the Camden Airport AWS which has been in operation since 1943.



Table 3: Local Climatic Statistics (Camden Airport AWS)

Element	January	July
Mean maximum temperature (ºC)	29.7	17.4
Mean minimum temperature (°C)	17.0	3.0
Mean 9am temperature (°C)	21.6	8.6
Mean 3pm temperature (°C)	27.7	16.0
Mean rainfall (mm)	80.6	35.4
Mean number of days of rain ≥ 1	5.0	2.9
Mean 9am wind speed (km/h)	6.5	5.8
Mean 3pm wind speed (km/h)	17.2	14.6

[Source: Bureau of Meteorology www.bom.gov.au]

The prevailing winds for January and July are shown in Figure 10.



Figure 10 - Local Wind Roses for January and July (Source: Bureau of Meteorology www.bom.gov.au)

The locality in peak summer is predominately subject to winds from the northeast and east of 10-20 kilometres per hour. The winds are predominately from the southwest with speeds of 10-20 kilometres per hour in the winter.

3.4 Current Land Use and Zoning

Camden LEP 2010 is the principal planning instrument applying to the site. The current land use zoning is 'R5 Large Lot Residential' and 'RU4 Primary Production Small Lots'. Current zoning is shown on **Figure 11**.



Current land uses generally consist of rural residential land with large rural lifestyle homes and small lot agricultural activities including market gardens and small numbers of stock for grazing.



Figure 11 – Existing Zoning

3.5 Surrounding Land Use and Development

Existing land uses and development on land in the vicinity of the site include:

- Catherine Fields (Part) Precinct is to the south of Springfield Road and was rezoned in December 2013 and provides for over 3,200 dwellings.
- Land to the north and northeast comprises the broader Catherine Field Precinct and the Catherine Field North Precinct. These Precincts contain larger rural residential, rural lifestyle and small lot agricultural land uses, similar to the existing land uses within the site.



- Oran Park Precinct is located to the west of the site. Oran Park is nearing full development and contains the Oran Park Town Centre, the largest regional centre closest to the site.
- The Leppington Precinct is to the north. Stage 1 of the Leppington Precinct was rezoned in November 2015 to provide 2,500 dwellings. Stages 2 and 5 were recently rezoned to provide an additional 2,400 dwellings.
- The Leppington North Precinct, north of the Leppington Precinct, was rezoned in December 2013 and includes the Leppington Town Centre and Leppington Railway Station.
- The Turner Road Precinct is to the south and is nearly fully developed.
- Gledswood Homestead, a State Heritage Listed Heritage Item, is to the east of the site.
- East of Camden Valley Way is the release area of Gledswood Hills and further north is Emerald Hills release area. Both of these urban release areas are nearly fully developed.



Figure 12 – South West Growth Area (Source: www.camden.nsw.gov.au)



4 PLANNING FRAMEWORK

4.1 State Planning Context

4.1.1 Strategic Planning

The NSW Government has formed framework of strategies to guide growth within NSW and Greater Sydney Region. The strategies guide investment, planning, urban growth, housing and infrastructure in Greater Sydney and correspond with the 'three cities' model. The site is within the Western Parkland City and a summary of the relevant strategies are in **Table 4**.

Policy	Description
NSW 2021 State Plan – A Plan to Make NSW Number One	 The NSW 2021 State Plan – A Plan to Make NSW Number One is a 10 year plan to guide government policy and budget decision making and deliver on community priorities. The five key strategies are: rebuild the economy; return quality services; renovate infrastructure; strengthen local environments and communities; and restore accountability to Government. There are 32 goals that have been developed in association with the five key strategies. The State Plan goals that relate to this Planning Proposal are: Goal 1 - Improve the performance of the NSW economy Goal 20 - Build liveable centres Goal 22 - Protect our natural environment Goal 24 - Make it easier for people to be involved in their communities Goal 32 - Involve the community in decision-making on Government policy, services and projects.
NSW Infrastructure Strategy 2018-2038	 The NSW State Infrastructure Strategy 2018–2038 (SIS) builds on the NSW Government's major long-term infrastructure plans over the last seven years. The Western Parkland City comprises identified large developable areas for greenfield development and by 2056 nearly 2 million people will live in this City. The SIS identifies the western corridor with a central aerotropolis adjacent to the new Western Sydney Airport. The infrastructure response to the Planning Proposal includes: Prioritise intercity road connections to support access from all directions. Provide a north-south mass transit connection, for example the T1 Western Line to Western Sydney Airport. Prioritise sustainable transport connections, particularly walking and cycling infrastructure within the city. Facilitate high quality digital connectivity infrastructure as part of all development. Provide social infrastructure, such as schools, social housing and hospitals, to support population growth. Provide additional cultural and recreational infrastructure. Facilitate South Creek catchment to become an enabler of world class water management, urban greening and climate control. Deliver a freight network to support a growing city, and the next tranche of container imports into Sydney.
Future Transport 2056	<i>Future Transport 2056</i> (FT 2056) sets the 40-year vision, directions and principles to guide transport investment in the long-term. It is coordinated with the State Plan and SIS as well as the Sydney Metropolitan region and district plans. FT 2056 maps the '30 minute city' for the Greater Sydney network and the future networks for road, rail and rapid bus services. The site is adjacent to an identified future rapid bus route between Oran Park Town Centre and Leppington Town Centre. This rapid bus connection provides direct connections to the existing and future metropolitan rail network.



Policy	Description
A Metropolis of Three Cities – The Greater Sydney Region Plan	 A Metropolis of Three Cities – The Greater Sydney Region Plan (GSRP) was released by the Greater Sydney Commission in March 2018. The plan outlines a vision for Greater Sydney as a metropolis of three cities, incorporating the Western Parkland City, the Central River City and the Eastern Harbour City. The GSRP sets a framework for the delivery of housing, employment and transport connections which will include: An increased urban tree canopy and a network of open space, framed by a protected natural area. An additional 725,000 dwellings by 2036 creating new communities and urban renewal areas that support new and existing centres and enhance local character. Places for 817,000 additional jobs by 2036 with a strong focus on economic corridors, health and education precincts and strategic centres. A 30-minute city that connects people to jobs, businesses, schools and services and supports the economic efficiency of trade gateways The GSRP outlines 10 directions and associated objectives across four broad principles. The GSRP identifies the site as a 'Land Release Area' that is identified as the SWGA. A detailed response to the Planning Proposal is provided in Part B of this Planning Proposal.
Western City District Plan	The Western City District Plan (WCDP) was released by the Greater Sydney Commission in March 2018. The plan outlines a vision for the Western Parkland City as one of three cities in Greater Sydney. The WCDP informs local strategic planning statements and local environmental plans, including the assessment of planning proposal and continues the framework for the delivery of housing, employment and transport connections in the GSRP. The WCDP identifies the site within a 'land release area' and for future housing. A detailed response to the Planning Proposal is provided in Part B of this Planning Proposal.
South West Growth Centre Structure Plan	The South West Growth Centre Structure Plan guides to the planning of the SWGA and individual Precincts including the Catherine Field Precinct. The Structure Plan provides a high-level presentation of the intended outcomes for the SWGA and each Precinct. Many of the planned outcomes for the SWGA illustrated on the Structure Plan do not align with currently strategies for the SWGA and the DPIE is preparing a strategic plan for the South West Growth Area.

4.1.2 Statutory Planning

The *Environmental Planning and Assessment Act 1979* is the principal planning legislation in NSW. There are numerous subordinate statutory planning instruments and other Acts that need to be considered as part of a Planning Proposal. A summary of the State statutory planning framework is in **Table 5**.

Instrument	Description
Environmental Planning and Assessment Act 1979	The <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) is the principal planning legislation and the statutory planning context for making Environmental Planning Instruments, environmental assessment and approvals.
	Part 3 Planning instruments
	Environmental Planning Instruments including SEPPs are made under Part 3. This Planning Proposal is in accordance with the planning provisions in this part
	Section 7.11
	Section 7.11 of the EP&A Act provides for councils to prepare and implement a contributions plan or planning agreement to accumulate payments to fund the provision of local services required by a development.
	A plan for section 7.11 contributions will need to be adopted for the area subject to this Planning Proposal.
	Section 9.1

Table 5: State Statutory Planning Framework



Instrument	Description
	Section 9.1 Directions of the EP&A Act require planning proposals to address various matters when proposing to rezone land. These considerations have been applied to this Planning Proposal and are assessed in detail in detailed response is provided in Part B of this Proposal.
Environmental Planning and Assessment Regulation 2021	The <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) Clause 34 in the EP&A Regulation relates to in Sydney region growth centres with the preparation of a Development Code and implementation of the Growth Centre Structure Plan. The Planning Proposal considers the South West Growth Centre Structure Plan.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	The State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (WPC SEPP) is the primary statutory plan governing the release and rezoning of land in the Western Parkland City Growth Centres. The WPC SEPP applies planning provisions and establishes the broad planning controls required to oversee the development of the SWGA. The Planning Proposal for the site will make an amendment to Appendix 5 Camden Growth Centres Precinct Plan to assign the zoning and planning controls for the site.
Special Infrastructure Contribution	Under Sections 7.22 to 7.24 of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was enforced for the SWGA. The SIC requires payment of financial contributions for development and subdivision within the SWGA. The SIC funds regional infrastructure required to support development in the SWGA. Development and subdivision within the site will be subject to SIC payments for the delivery of scheduled infrastructure items for the SWGA, including the delivery of the Rickard Road extension. There is also provision in the SIC for proponent-led proposals to claim back costs accrued in progressing precinct planning for land within the SWGA.
Biodiversity Act 2020	Biodiversity Certification has been granted for the SWGA. The Biodiversity Certification addresses biodiversity issues upfront and it is no longer required to undertake a threatened species assessment with Development Applications in areas classified as 'certified' under the Biodiversity Certification Order. The site in the Planning Proposal is mapped as being Biodiversity Certified.
Other Legislation	Other legislation and planning instruments influence the planning outcomes for the site. Other legislation relating to waterways, traffic, heritage and bushfire are also considered in this Planning Proposal.

4.2 Local Planning Context

Council has built a framework of lead and supporting strategies to guide growth within the Camden LGA. Council's local strategic and statutory planning layers are outlined in **Table 6** with an explanation on how the Planning Proposal relates to each strategy or instrument.

Table 6: Local Strategic and Statutory	Planning Framework
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Instrument	Description
Camden Local Strategic Planning Statement	The Camden Local Strategic Planning Statement (LSPS) was finalised in March 2020 and outlines broad economic, social, and environmental land use needs for the Camden LGA over the next 20 years.
	The LSPS lists local planning priorities for Camden LGA and informs the assessment of Planning Proposals. A detailed response to the Planning Proposal is provided in Part B of this Planning Proposal.
Sustainability Strategy 2020-24	Camden's <i>Sustainability Strategy 2020-24</i> sets a sustainability framework to make the Camden LGA. There are five key themes as follows:
	 Building Sustainable Communities - to increase awareness, knowledge and capacity in our communities so that they can respond



Instrument	Description
	and take action on sustainability issues;
	 Creating Sustainable Urban Environments - to embed sustainability principles into urban planning and design to support the delivery of low carbon communities;
	 Improving Resilience to Climate Change - to understand the climate risk for the Camden LGA and build resilience to climate and natural disasters;
	 Protecting Our Natural Environments - to improve biodiversity management and the health of our waterways; and
	 Leading by Example - to demonstrate leadership to the community by improving the sustainability performance of Council.
	Sustainability is about creating new urban areas that protect important environmental assets and reduce adverse impacts on the natural environment and the urban environment where people live.
	The Sustainability Strategy seeks to embed sustainability into urban planning and design by reducing carbon emissions and expanding the urban tree canopy within the Camden LGA and implementation of other strategies to mitigate the urban heat island effect. There is also emphasis to deliver energy and water efficiency and reduce waste.
	The Planning Proposal adopts urban design that will enable capacity to develop and expand an urban tree canopy with green spaces spread throughout the site. There are large public green spaces for refuge during extreme heatwaves and intent to maximise street tree plantings to develop the urban canopy. The Planning Proposal also protects a riparian area within the broader South Creek catchment.
Camden Local Housing Strategy	Camden's <i>Local Housing Strategy</i> (LHS) sets a plan for housing in within the Camden LGA over the next 10 and 20 year periods. There are five key priorities as follows:
	 Priority 1 – Providing housing capacity and coordinating growth with infrastructure
	 Priority 2 – Delivering resilient, healthy and connected communities
	 Priority 3 – Delivering the right housing in the right location
	 Priority 4 – Increasing housing choice and diversity
	 Priority 5 – Addressing housing affordability
	The South West Growth Area (SWGA) is to contain the majority of capacity to meet housing demand and that land zoned for housing is supported by infrastructure. In addition, new communities are resilient, healthy and connected and housing is delivered in the appropriate location.
	The Planning Proposal seeks to rezone land for new housing supported by social and servicing infrastructure within the SWGA. New housing in a range of densities will offer choice and diversity for prospective homeowners with greater housing supply within a constrained housing market. The outcomes of the Planning Proposal include an urban layout and structure that encourages healthy and connected communities with easy access to recreation facilities and activity centres in the broader locality and higher densities are located to areas offering higher residential amenity.
Community Strategic Plan	The <i>Community Strategic Plan</i> is the community's plan for the Camden LGA and bring together all levels of government, business, and local community organisations and residents. A detailed response to the Planning Proposal is provided in Part B of this Planning Proposal.
Camden Local Environmental Plan 2010	<i>Camden Local Environmental Plan 2010</i> (Camden LEP) was gazetted on 3 September 2010 and applies to land within the Camden LGA. The site is currently zoned RU4 Rural Small Holdings and R5 Large Lot Residential. Following gazettal of this Planning Proposal in the WPC SEPP, the planning provisions in Camden LEP 2010 will no longer apply to land within the site.



Instrument	Description
Camden Growth Centres Development Control Plan 2011	<i>Camden Growth Centres Development Control Plan 2011</i> applies to land subject to Appendix 5 in the WPC SEPP. Following gazettal of this Planning Proposal in the WPC SEPP, the Camden Growth Centre Precincts DCP will apply the development controls for all forms of development in the site. Schedule 4 Catherine Field Part Precinct should be amended to incorporate the site as it forms part of the Catherine Field Precinct.



5 PROPOSED PRECINCT PLANNING OUTCOMES

5.1 Proposal Summary

5.1.1 Proposal Overview

The Catherine Field Planning Proposal is a proponent-initiated proposal that seeks to rezone approximately 104 hectares of land within the Catherine Field Precinct to enable urban development for new housing, open space and recreation, riparian protection, major roads and stormwater management.

The Planning Proposal is supported by a draft Indicative Structure Plan (ISP) that provides a range of housing types at varying densities throughout the site. The Planning Proposal is also supported by various technical assessments that provide critical information to analyse and assess the suitability of the site for the proposed use.

The Proposal will provide a range of social infrastructure, including open space, recreation and community facilities for the future community, and deliver road and utilities infrastructure to service the broader SWGA.

5.1.2 Design Philosophy

The design of the Draft ISP is based on these objectives:

- 1. Provide a mix of residential housing with higher densities supported with areas and features of higher amenity.
- 2. Enable all residential areas convenient access to quality open space areas.
- 3. Align roads and residential street blocks with existing land property boundaries to facilitate development within an area of fragmented ownership.
- 4. Ensure the site is connected to services, facilities, amenities and open space, and public transport.
- 5. Create an urban area that respects and enhances the natural drainage features of the site.

5.1.3 Vision

The vision for the site is to deliver sustainable housing that meets the needs for a range of different household types and contributes to satisfying the demands for new residential accommodation in South West Sydney.

Located within a broader area that has been delivering new housing, town centres, employment and key infrastructure, the site's setting is characterised by undulating topography with smaller rural holdings and large rural lifestyle lots. The undulating terrain provides opportunities for localised, internal views within the site. Level landforms are able to support activities that require large flat uses such as active open space facilities. The site will also capitalise on the existing and planned infrastructure and services surrounding the are to be rezoned.

The Draft ISP for the site is designed to provide for a new urban setting that embraces sustainable housing and technologies, connection with active and public transport links, creates great public places, encourages walkable neighbourhoods and health lifestyles, and manages natural risks and threat from bushfire.

5.2 Planning and Design Principles

5.2.1 Land Use

- Inform spatial land use planning, residential areas and built form, recreation facilities, movement, and social and servicing infrastructure to create interconnected and integrated communities.
- Diverse mix of housing types and sizes to create opportunities for a range of household types and to create housing choice for a wide range of buyers or renters, and to encourage a diverse community.



- Spatially disperse open space areas to ensure all residential areas have easy and convenient access to public open space and recreation facilities.
- Medium density housing located in close proximity to areas of higher amenity including sporting facilities, local parks, green spaces and riparian areas and access to active transport.
- Drainage areas located to maximise efficient use of land for managing stormwater within the catchments.

5.2.2 Public Domain

- A diverse range of experiences from how people use the public domain and move within the site and socially interact with others.
- A public domain framework of open space, riparian areas and green spaces connected with humanscale streets and active transport to create a connected network of public places and spaces.
- Active and passive recreation facilities form community and/or open space activity nodes within walking distance of less than 400 metres and that are linked by active transport and streets networks.
- Housing to orientate to open space and riparian areas to enhance opportunities for surveillance and enahnce safety in the public domain.

5.2.3 Sustainability

- Sustainable housing with energy and water efficient design standards to minimise carbon emissions and preserve water supplies.
- Materials and finishes used for housing and construction are durable and improve microclimate by reduce effects of urban heat.
- Green spaces and streets provide increased densities of trees to expand the urban tree canopy and reduce impacts from urban heat effects.

5.2.4 Natural Environment

- Topography of landforms to adopt responsive design for locating housing, sporting fields, local parks and drainage areas.
- Integrate the environmental management of water through natural riparian systems and treat water to necessary standards to protect the environment.
- Integrate open space and active transport paths with riparian areas that are publicly owned and managed.
- Areas of biodiversity value are protected within the riparian corridors.

5.2.5 Transport and Access

- A hierarchy of residential streets that provide effective movement of vehicles, cyclists and pedestrians throughout the site that connect with existing and planned road and active transport connections surrounding the new urban area.
- No road access to Camden Valley Way and the internal street network to connect with the existing and future surrounding road network to ensure future residents can easily access the regional road network.
- The key internal streets allow bus routes to ensure future residents are within walking distance of a bus stop and access to the future strategic transport corridor of the Rickard Road extension.



- Open spaces and recreation areas are connected with a network of accessible active transport links.
- Internal roads located on land boundaries to minimise restrictions to developing fragmented landholdings.
- Walking and cycling is encouraged with a street layout that provides convenient connections between homes and recreation facilities and activity centres outside the site.

5.2.6 Heritage

• Areas and items of Aboriginal cultural heritage significance are to be protected and managed if discovered during development within the site.

5.3 Site Assessments

5.3.1 Aboriginal Heritage

There are no Aboriginal Heritage Information Management System (AHIMS) sites within the site. The Aboriginal cultural heritage due diligence assessment prepared by Austral Archaeology (see **Appendix 1**) concludes that no further assessment of the site for Aboriginal heritage is warranted following site inspection, consideration of the archaeological context and environmental information.

There are 110 AHIMS sites identified within 3 kilometres of the site (see Figure 13).





The Aboriginal heritage assessment adopted a 'due diligence' methodology to consider the site for potential for Aboriginal cultural heritage. A summary of the findings in the due diligence assessment is in **Table 7**.



Step	Findings
STEP 1: Will the activity disturb the ground surface or culturally modified trees?	The site will be disturbed by future development as a consequence of the rezoning. The site contains no old-growth vegetation suitable for cultural scarring and no culturally modified trees will be impacted by the proposal.
STEP 2A: Search of the AHIMS database and use by other sources of information of which you are already aware	 There are no AHIMS sites within the site. Review of past reports does not identify any Aboriginal heritage sites within the study area. The topography has limited landform variability with a tributary to Rileys Creek. The nearby South Creek is a more likely location for the local Aboriginal population to source resources such as permeant water, fish, shellfish, and faunal and avian resources. The predictive model for the region shows the following predictions: Due to the nature of the disturbance in the immediate study area, it is extremely unlikely that archaeological sites will be located. Should sites be found they are likely to be PADs, artefact scatters, or isolated artefacts. Stone artefacts are the most probably artefact type to be located. Archaeological potential will increase with proximity to waterways.
STEP 2B: Activities in the areas where landscape features indicate the presence of Aboriginal objects	The site is highly disturbed, and it is considered unlikely that if any site were within the study area they will no longer be intact.
STEP 3: Can harm to the object or disturbance of the landscape feature?	No landscape features with archaeological potential have been identified within the study area.
STEP 4: Desktop assessment and visual inspection	The desktop assessment indicates the site is likely to have been used as a transitional area through the Cumberland Plain and sources of resources. However, due to the disturbance of the site, no evidence of Aboriginal sites or deposits will be visible. No Aboriginal objects, sites or areas of archaeological potential were identified as part of the site survey.
STEP 5: Further investigations and impact assessment	No further assessment is warranted.

Table 7: Aboriginal Heritage Due Diligence Assessment

The Aboriginal heritage assessment also makes the following recommendations:

- 1. All Aboriginal objects and Places are protected under the NPW Act. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by Heritage NSW. Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations. These may include notifying Heritage NSW and Aboriginal stakeholders.
- 2. Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, you must:
 - immediately cease all work at that location and not further move or disturb the remains
 - notify the NSW Police and Heritage NSW's Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location
 - not recommence work at that location unless authorised in writing by OEH.

5.3.2 Biodiversity

Native vegetation that corresponds with the Cumberland Shale Plains Woodland ecological community exists within the site. The biodiversity assessment prepared by Anderson Environmental & Planning (see **Appendix** 2) identifies two environmentally significant vegetation communities within the southern more of the site and the remaining areas are determined to be cleared (see **Figure 14**).



As the site currently comprises small rural holdings, large lot rural lifestyle properties and some market gardens, the field investigations confirmed most of the site has been cleared, with some remnant stands of native vegetation.

The biodiversity assessment identified native stands of vegetation align with the Cumberland Plain Woodland ecological community, being Cumberland Shale Plains Woodland and Cumberland Shale Hills Woodland.

Field survey of the native stands of vegetation confirmed the trees are predominately scattered and canopy only. A smaller tract of the native vegetation in the southeast was more intact with the remaining areas of native vegetation being highly disturbed with no understory and widely fragmented.



Figure 14 – Vegetation Mapping (Source: Anderson Environmental & Planning)



The Growth Centres Biodiversity Certification Order (BCO) applies to the site. The BCO includes 41 Relevant Biodiversity Measures that need to be satisfied to maintain certification. The biodiversity assessment confirms the site satisfies the 41 Relevant Biodiversity Measures and the site is located within biodiversity certified lands. In addition, the site does not contain tracts of remnant vegetation that are larger than 4ha with good connectivity and have more than 10% canopy cover that is likely to provide greater biodiversity value and long-term ecological viability as the larger patch size. The tracts are also not located within a riparian protected area or vegetation protected area.

The site is within biodiversity certified land and the native vegetation on site does not satisfy the criteria for preservation. Accordingly, there is no further NSW threatened species assessment is required.

5.3.3 Riparian Corridors

A single riparian corridor is the northern portion of the site is to be preserved. The riparian assessment prepared by Anderson Environmental & Planning (see **Appendix 3**) identifies a 1st order stream to be preserved and includes a vegetated buffer (see **Figure 15**).

The riparian assessment reviewed the NRAR Hydroline Spatial Dataset and then undertook site survey to ground-truth the NRAR dataset. The site survey considered the following principles:

- Assessing each potential watercourse to determine if defined bed and banks (including locating high bank) are present;
- Identifying what type of watercourse is present (in accordance with NARA Guide Watercourse types);
- Determine and notate watercourse features;
- Determine presence of any Lakes or Wetlands; and
- Determine and notate any changes in vegetation communities.





Figure 15 – Riparian Site Assessment (Source: Anderson Environmental & Planning)



5.3.4 Bushfire

Asset protection zones (APZ) will need to be provided between the assessed riparian protection area and future residential development adjacent to the riparian corridor. The bushfire assessment prepared by Anderson Environmental & Planning (see **Appendix 4**) maps the location of the riparian protection area and adjoining APZ (see **Figure 16**).

The bushfire assessment also indicates projected Bushfire Attack Levels (BAL), which will apply construction standards to residential buildings. More detailed assessment of the BAL construction standards will need to be undertaken at the development approval stages once the design and delivery of land development within the site is progressed.

Bushfire threat has been assessed for the site and the bushfire assessment concludes that the Draft Indicative Structure Plan can meet the objectives of Planning for Bushfire Protection 2019 (PBP 2019). The bushfire also concludes:

- Perimeter roads can comply with the relevant requirements of PBP 2019.
- Suitable access / egress is provided off Springfield Road, Camden Valley Way, Catherine Fields Road, the proposed Rickard Road Extension and via the proposed internal road network and there are no issues with evacuation, safe haven zones, or firefighting logistics.
- A reticulated water supply system will need to be delivered in accordance with AS2419.1 2017.




Figure 16 – Bushfire Assessment (Source: Anderson Environmental & Planning)



5.3.5 European Heritage

There are no existing State or local listed European heritage items within the site. The heritage assessment prepared by Austral Archaeology (see **Appendix 5**) identifies numerous existing State and local listed properties in the vicinity of the site. However, the existing listed heritage properties do not impose any heritage constraints within the site.

The heritage assessment also assessed the potential for heritage items within the site. Following survey of the site, the assessment concludes that the site predominately contains modern residential dwellings and outbuildings with landscaped gardens, paddocks with small numbers of farm animals, and the site has been subject to significant ground disturbance. The archaeological sensitivity for the entire site is determined to be low (see **Figure 17**)



Figure 17 – European Heritage Archaeological Sensitivity (Source: Austral Archaeology)

The heritage assessment also makes the following recommendations:

- 1. As this PHAA has identified no areas of historical archaeological potential and no historic heritage sites. As such, works can move ahead as planned with no further heritage requirements.
- 2. The Heritage Act contains provisions for the unintentional disturbance of archaeological relics. Under Section 146 of the Act, the Heritage Council must be immediately notified in the event of relics being unintentionally located or disturbed. Works may be required to cease, pending consultation and further research.

5.3.6 Stormwater Catchments

There are two primary catchments that flow to Rileys Creek and South Creek respectively. The water cycle



management assessment prepared by Craig & Rhodes (see **Appendix 6**) defines the two primary catchments and five (5) sub-catchments (see **Figure 18**)



Figure 18 – Existing Sub-catchments (Source: Craig & Rhodes)

The two largest sub-catchments are within the Rileys Creek catchment and the three smaller sub-catchments are within the South Creek catchment. The largest sub-catchment also includes land to the southeast of Camden Valley Way.

5.3.7 Flooding

There existing flood conditions shown minor flood impacts (shallow flood depths) for the site during significant storm events. The water cycle management assessment prepared by Craig & Rhodes (see **Appendix 6**) has modelled the existing flood conditions using calibrated hydraulic modelling data for the Upper South Creek Catchment.

Existing flood conditions for the 1% AEP (100 year event) applying to the site is shown in **Figure 19**. Areas subject to minor flooding align with the key natural drainage lines within the site. Farm dams were assumed to be full for the assessment.





Figure 19 – Existing Flood Conditions 1% AEP (Source: Craig & Rhodes)

5.3.8 Land Contamination

The possibility for significant contamination constraints to development within the site is low and the site is considered suitable for the proposed rezoning. The land contamination assessment prepared by Douglas Partners (see **Appendix 7**) undertook a desktop analysis and site walkover across the accessible landholdings.

Land within in the site identified potential areas of environmental concern (PAEC) with imported fill and fill impacted with suspected asbestos, stored wastes, fuel storage, hazardous building materials in current and former buildings, market gardens, and the presence of septic tanks and timber power poles. The PAEC identified in the land contamination assessment are considered typical of sites containing rural residential land uses in the broader Region.

The land contamination assessment recommends that more intrusive investigations (Detailed Site Investigation (DSI)) of any identified PAEC should be undertaken at the DA stage. The DSI should be prepared in accordance with NSW EPA endorsed guidelines and include site inspection, targeted investigations of any PAEC and grid-based intrusive investigation. However, groundwater investigations are not considered necessary.

If a DSI confirms contamination that requires remediation or management, a Remediation Action Plan (RAP) is required to guide any remediation works.

Depending on the project programme requirements, the DSI and RAP can either be undertaken for the whole site or in a staged manner.

It is likely that houses and sheds within the site will contain hazardous building materials and it is recommended that hazardous building materials surveys be undertaken before demolition by a licenced



asbestos removal contractor.

5.3.9 Salinity

Salinity and aggressivity conditions are typical of soil conditions in the broader area and the site is suitable for the proposed rezoning with implementation of management measures. The salinity assessment and management plan prepared by Douglas Partners (see **Appendix 8**) reviewed NSW Government salinity mapping and undertook onsite testing to model salinity conditions within the site. The areas mapped with the highest levels of salinity are located in the site assessment for riparian areas.

The test results show mild aggressivity to concrete, mild to moderate aggressivity to steel and the presence of moderately saline soils were observed in the current investigation. The salinity assessment recommends further investigations at the DA stage for landholdings that were not accessible for intrusive site investigations and where development proposed excavation greater than 3 metres below existing ground level.

The salinity management strategies involve managing saline and sodic soils, the importation of fill, ensuring areas are drained properly and using saline tolerant plans where necessary.

5.3.10 Roads and Access

The area surrounding the site has been subject to various road upgrades and there are road works that are either under investigation or planned to be delivered in the future. The traffic and transport assessment prepared by Colston Budd Rogers & Kafes Pty Ltd (see **Appendix 9**) has reviewed the existing roads and upgrades and future roads in the locality. The assessment also identifies existing public and active transport services in the area.

The assessment lists the following road infrastructure as completed, planned or under investigation.

- upgrade of Camden Valley Way to a dual carriageway (completed);
- traffic signals at the intersection of Camden Valley Way/Springfield Road (completed);
- traffic signals at the intersection of Camden Valley Way/Catherine Fields Road (completed);
- upgrade and extension of Rickard Road between Bringelly Road and Oran Park Drive to a 4 lane subarterial road (under investigation – to be completed in stages); and
- upgrade of Catherine Fields Road to a 2-lane collector road (future works).

The site can link to active transport connections in existing and future residential precincts surrounding the site and there are existing bus services that operate along Camden Valley Way. There is also potential for bus services to be augmented in Springfield Road and Catherine Fields Road.

5.3.11 Noise

The main source of noise emissions is from Camden Valley Way. The acoustic assessment prepared by Aecom identifies Camden Valley Way as the road with the higher noise impacts. Springfield Road, Catherine Fields Road and the future Rickard Road extension are also identified as having potential to impose noise levels above the required standards (see **Appendix 10**).

5.4 Site Analysis

Overlaying key findings provides a clear understanding of the areas that are more suited for certain types of development and areas that require better environmental management. An overlay of the key findings is shown in **Figure 20**.

The combined site analysis is essential to understanding the site and sets a clear framework to evolve the design of the Structure Plan.





Figure 20 – Site Analysis

The key considerations for the site landform and central drainage hydroline. The site receives drainage flows from an upper catchment and these flows needs to be accommodated within development layout.

The landform is gentle undulating and slope is predominately less than 5 percent and almost entirely below 10 percent. Ridgelines and high points are on the site boundary there will be requirements for the building form and

5.5 Draft Indicative Structure Plan

5.5.1 Draft ISP Design

The Draft ISP establishes the urban structure and spatial land use for the site. It identifies the mix of land uses, the indicative road pattern with key roads, active and local open space areas, riparian corridors and stormwater management facilities within the site.



The Draft ISP promotes the preferred planning outcome for the site to inform land use zoning and future development within the site. The Draft ISP design is informed by the findings of the technical assessments that have investigated, interrogated, ground-truth tested and assessed the existing conditions of the site and requirements to support future development.



Figure 21 – Draft Indicative Structure Plan

The draft Indicative Structure Plan delivers approximately 2080 dwellings and a population of around 5,800 people. There will be a range of housing types at varying densities throughout the site. The Draft ISP sets a design intent that will comprise a mix of housing types ranging from detached dwellings to town houses and terrace style housing and potentially residential flat buildings.

The site is identified for low and medium density residential development with single dwellings on lots ranging in size from 225m² and averaging around 350m² and other types of residential accommodation including attached and semi-attached housing, typical of recently developed urban growth areas in other similar areas of Western Sydney.

Medium densities and small lot housing is located in areas offering higher amenity such as in close proximity to playing fields, local parks and riparian areas, with minimum densities of 25 dwellings per hectare.

Areas with lower residential densities are within the remaining residential areas with minimum densities of 20 and 25 dwellings per hectare. These densities align with the current delivery of housing within the lower



density areas within the SWGA.

The site is surrounded by future major roads of Springfield Road and Catherine Fields Road, which will require upgrading and the future Rickard Road extension to the northeast. Key roads are provided within the site that provide convenient vehicle access to the adjoining Springfield Road and Catherine Fields Road, and an intersection to the future Rickard Road extension.

District playing fields are included for the future community and local parks are located throughout the site to provide convenient access to open space for all future residents. A riparian corridor is preserved with existing native vegetation and creek that flows into Rileys Creek.

5.5.2 Urban Structure

The urban structure presents a new residential area comprising medium and low density housing in the current context of new greenfields development that is being delivered in the SWGA. The urban structure for the Draft ISP is illustrated in **Figure 22**.

The road layout and residential block design in the Draft ISP provides a permeable and functional urban structure with interconnected streets and regular block sizes. All forms of vehicular and active transport have travel route options that provide choice which enable people to move around the site with ease and efficiency.

Residential blocks have varying dimension to respond to the fragmented land. Typical residential blocks have dimensions between 150 metres and 250 metres in length and 56 metres to 70 metres in width.

The Draft ISP integrates with the surrounding area with multiple intersections to Catherine Fields Road and Springfield Road and connection to the future Rickard Road extension. There are no intersections with Camden Valley Way. The key internal roads form connections between the surrounding roads to facilitate easy travel in and out of the site.

The internal street layout adopts direct, straight streets that provide clear sightlines making a high standard of legibility within the urban structure that is simpler to navigate and safer for pedestrians. The alignment of the streets also respond to the natural landform to allow stormwater runoff to drain to the stormwater management facilities and the riparian areas.

The urban structure provides accessible connections to the adjoining major road network to enable convenient connections to local centres and public transport services. With strategic siting of bus stops and allowance for a bus route through the site, all residential areas will be able to access public transport within 400m (5 minute walk).

Residential development adjacent to major roads (arterial, sub-arterial, major collector roads) provides local streets along the road boundaries to orientate dwellings to the major roads and avoid the rear fences of residential allotments facing these roads. This provides a better streetscape and improves pedestrian safety and landscape amenity along the active transport routes within the road.

A transition of higher residential densities close to areas of higher amenity to lower residential densities captures the higher levels of amenity and functionality. Open space areas are spatially dispersed across the site, so all residential areas are within 300 metres (less than 4 minute walk) of a local park or the playing facilities. The size and types of public open space areas allow for a range of activities including informal and active recreation.

Water cycle management facilities are typically located adjacent to riparian facilities or at the site boundary to capture and treat stormwater before being discharged into the natural system or existing properties surrounding the site. These facilities form part of the deep soil areas within the site and provide additional opportunities to expand the tree canopy.





Figure 22 – Urban Structure

5.5.3 Housing and Population

A mix of residential densities and housing types is provided with areas of higher dwelling densities closer to areas that offer higher residential amenity.

The majority of the land in the site is proposed to contain low to medium density residential development that is typical of new housing currently being delivered throughout the SWGA, which is over 20 dwelling per hectare. Areas of 20 dwellings per hectare predominantly comprise detached housing on Torrens Title residential allotments. There is also provision for attached, semi-detached, dual occupancies and secondary dwellings, where these forms of housing satisfy the existing applicable minimum lot size and development standards.

Areas of 25 dwellings per hectare comprise integrated detached or abutting housing on smaller Torrens Title residential allotments, and other forms of smaller lot housing in attached and semi-detached dwellings. Multi dwelling housing, manor homes and residential flat buildings are also allowed.



Residential lot sizes with vary with minimum lot sizes of 225m² increasing to over 300m² and averaging around 350m². A broad range of housing options provided within the site will encourage diverse and affordable housing options.

The Draft ISP includes a total net developable area (NDA) of 85.14 hectares. The NDA definition adopts the version in the Camden Council Growth Centres DCP to calculate dwelling densities.

To calculate the projected population the NDA for the 20 and 25 dwellings per hectare densities is apportioned and an average dwellings per hectare is assumed, which provides a projected dwelling yield. Applying an average household size to the projected dwelling yield then provides the projected population generated by the Draft ISP.

Dwelling Density	NDA (ha)	Average Dwellings per Hectare	Projected Dwelling Yield (No.)	Average Household Size (persons)	Projected Population (persons)
20 dw/ha	41.7	26.6	1109	2.5	2773
25 dw/ha	43.4	22.2	964	3.2	3086
Totals:	85.14		2074		5838

Table 8: Population Projections

The housing type and population projections establish the basis for demands for social and community infrastructure for the future population. Importantly, these calculations will inform the requirements to be delivered under the Section 7.11 Contributions Plan.

5.5.4 Social Infrastructure

Active recreation facilities, local parks and community facilities are provided to support the future community. A social infrastructure plan prepared by WSP (formerly Elton Consulting) has considered the projected future population and their needs for schools, recreation facilities, sporting fields, local parks and civic and community facilities. The social infrastructure plan is in **Appendix 11**.

The social infrastructure plan considers a range of strategic planning documents, in particular consideration of Council's *Spaces and Places Strategy 2020*. In addition to the high-order regional strategies applying to the SWGA, the social infrastructure plan considers various Camden Council social infrastructure strategic and statutory policies, including:

- Camden Council, Local Strategic Planning Statement, 2020
- Community Strategic Plan, 2017
- Spaces and Places Strategy 2020, 2020
- Camden Libraries Strategy 2021-2025, 2021
- Sportsground Strategy 2020-2024, 2020
- Catherine Fields (Part) Precinct Section 94 Contributions Plan, 2013.

The social infrastructure plan reviewed the existing community profile for the locality and provision for existing social infrastructure.

No major shortfalls in the provision of community facilities and open spaces exist in the locality. However, with the ongoing urban growth in the SWGA there is a need to deliver social infrastructure to meet the demands of the future populations within these growth areas.

Council's Spaces and Places Strategy 2020 "identifies a general need for more functional, ambitious,



innovative and embellished open space, recreation spaces and community facilities." The priority for community facilities is to upgrade existing facilities to expand and broaden their function and purpose as opposed to providing more neighbourhood level community centres. The Leppington Town Centre will have a direct transport connection and is to include a library, cultural and performing arts centre, and community centre floorspace. The Oran Park Town Centre will also be connected to the site by the same strategic transport corridor and includes Council offices and a library with community facilities

Open space and recreation facilities need to be planned with new urban growth with more neighbourhood and local level open spaces that address the needs a culturally diverse population, including passive uses, formal playing fields and informal sports. Playing fields will be important as there is an expected shortfall of playing fields by 2036 and it is expected that new developments provide playing fields and active recreation facilities to meet the demands of the new population.

Recommended provision of social infrastructure in the social infrastructure plan for the site is outlined in **Table 9**.

Item	Requirement based on <i>Spaces and</i> <i>Places Strategy</i> 2020	On-site required or contribution to off- site	Proposed in Draft ISP	Assessment and recommendations		
1 Total open space	16.5ha including: 8.25ha passive 8.25ha active	ssive on-site and approx. including: 4.55ha passive and 3.52ha passive 4.55ha active 5.00ha active 7.4ha to be provided off-site via contributions riparian areas	 8.25ha passive 8.25ha active 6.25ha active 7.4ha to be provided off-site via contributions 6.00ha active 6	on-site and approx. 4.55ha passive and 4.55ha active 7.4ha to be provided off-site via contributions	on-site and approx.including:4.55ha passive and3.52ha passive4.55ha active3.52ha passive7.4ha to be provided off-site via contributions5.00ha active0.51ha useable riparian areas along a distance of	The proposed provision of open space is adequate. While the provision of separate local parks is slightly below the requirement, it is recognised that there will be passive recreation opportunities as part of the sports precinct which is slightly larger than quantitatively required.
		(similar provision to CFPP)	1,024m	The size of one of the local parks could be increased by 500sqm (refer item 3 below).		
				All future residents will be within 300m of a proposed park or sportsfield, as shown in Figure 22 .		
				Additional space along riparian corridors and stormwater detention basins may further create recreation opportunities. It is estimated that 5,120m ² of riparian areas could support recreation including 5m wide pathways/linear park areas. Detention basins have not been included in the calculation but may provide recreation opportunities at times.		
						Off-site contributions are to be made in the South West Growth Area – for district and/or regional passive and/or active open space/recreation facilities. It is recommended that contributions be made to facilities/ spaces that are within reasonable distance from the site e.g. CFPP, Oran Park, Gledswood Hills.
				As per the logic used in the Catherine Fields (Part) Precinct Section 94 Contributions Plan, contributions could be made to the district facilities planned in the Marylands Precinct.		
				Works are also currently underway on the Oran Park Leisure Centre and Narellan Sports Hub and contributions could be made to either of these facilities if monetary thresholds have not been reached, or other facilities/spaces planned by Camden Council.		

Table 9: Recommended Social Infrastructure Provision



Item	Requirement based on <i>Spaces and</i> <i>Places Strategy</i> 2020	On-site required or contribution to off- site	Proposed in Draft ISP	Assessment and recommendations
				The preferred approach, exact location and nature of contributions should be discussed and negotiated with Council.
2 Sportsfield	Demand generated for one sports precinct (one double sportsfield) – 4.55ha	To be provided on-site within the northern portion of the site	Double sportsfield shown in northern portion of the site of a size of 5.00 ha	The proposed provision of sportsfields is adequate, noting that the proposed size of the sports precinct will be able to accommodate both active and passive uses.
				The sports precinct incorporate space useable for passive uses with a range of amenities e.g. playspace, multipurpose court, children's bike track.
3 Neighbourhood parks	arks parks of at least 1-1.5 in the south-east half 0.82 hectare each of the site are p		Four parks between 0.82ha and 0.98ha are proposed One is located	The size of one of the parks proposed in the south-east portion of the site could be expanded closer to 1.5ha, or the smaller park could be expanded to 1ha.
			adjacent riparian corridor/sports precinct	The proposed locations are adequate and ensure that future residents are within 400m of open space.
				These spaces should include a range of amenities including kickabout area, playspace, multipurpose court, children's bike track.
	2-3 smaller neighbourhood parks to provide local focal points of at least 0.5ha	To be provided on-site to ensure future residents are within 400m of open space Could be located	-	The proposed provision is adequate noting that one park is proposed adjacent the sports precinct, providing more opportunities for combinations of passive/active uses.
		along riparian connections/ paths if these are proposed		Detailed design should explore: connections with riparian corridors, walking/cycling facilities, rest points and potentially additional equipment such as natural play or fitness stations. Detailed design could also explore connections between the sports precinct and the 9,598sqm parcel.
4 Playspace	Up to three high quality play spaces	ality play spaces site: preliminary concept w Within the sports plan but proposed open space sizes are capable of		Playspaces are to be shown on detailed plans The outcomes of Council's Playspace Strategy (currently being prepared) should be reviewed as part of detailed
		two neighbourhood parks provided in the south-east half of the site	accommodating play spaces	design
		» One play space could be provided off- site as part of		
5 Outdoor court	Two multipurpose courts to cater for basketball, netball, and other ball games	To be provided on- site: » Within the sports precinct, and/or » Within one of the two neighbourhood parks provided in the south-east half of the site	Not shown on this preliminary concept plan but proposed open space sizes are capable of accommodating play spaces	Courts are to be shown on detailed plans Informal use not for competition
6 Natural areas	Riparian corridors and other natural areas utilised for both	Embellish and/or connect to riparian corridors	Riparian corridors are shown of a total area of 1.02ha. It is	Embellishments are encouraged to allow passive uses and active transport



Catherine Field Planning Proposal Catherine Field Precinct | South West Growth Area

Item	Requirement based on <i>Spaces and</i> <i>Places Strategy</i> 2020	On-site required or contribution to off- site	Proposed in Draft ISP	Assessment and recommendations
	environmental protection and appropriate recreational use		estimated that 5,120m2 of riparian areas could be useable and support recreation including 5m wide pathways/linear park areas	with due consideration given to environmental protection Riparian corridors can be used for active connections across the site, connecting dwellings to open spaces, and creating an open space network within the site and connecting to adjacent areas when possible.
				Detailed design should consider diversity of uses, shade, seating, wayfinding and connections to broader active network and other open spaces.
7 School	No requirement for new school site	n/a	A school site is not proposed	Continue engaging with SINSW to ascertain demands and needs
8 Community centre space	245sqm community floorspace			Detailed design and engagement with Council to explore on or off-site contribution.
		proposed open space/sports precinct (in conjunction with sports amenities building), OR	sports precinct size capable of accommodating floor space	Off-site contributions made in accordance with 42sqm per 1,000 people standard in Spaces and Places Strategy
		» Contributions to be provided off-site as part of a larger community centre equivalent to 245sqm		
9 Regional community centre/library	Demand generated for approximately 76sqm of regional community floorspace	Contributions towards regional floorspace	n/a	Contributions made in accordance with 13sqm per 1,000 people standard in Spaces and Places Strategy in the South West Growth Area

(Source: Catherine Field Planning Proposal Social Infrastructure Plan, Feb 2022 by WSP)

Open Space

The Draft ISP includes a double playing fields facility with an area of 5 hectares and four local parks with a combined area of 3.52 hectares. There is a total of approximately 8.52 hectares of open space provided within the site.

The playing fields are located on the most level landform within the site adjacent to the northwest boundary. The future Rickard Road extension is on the northwest boundary of the playing fields site and a road connection to Rickard Road provide direct access to the regional road and public transport network. This will minimise traffic generated by the playing fields on the residential areas within the site.

The playing fields site can accommodate a range of sporting facilities and incidental facilities such as change rooms and car parking. The playing fields site could also accommodate outdoor courts (tennis, basketball, etc.), playgrounds and skate/BMX parks, and community facilities

Residential uses at higher densities form the southern interface to the playing fields to capture the higher amenity of the active open space. A key local road and riparian are adjacent to the northeast boundary. The key road provides convenient access to the playing fields within the site and to the external higher order road network.

There are four local parks identified on the Draft ISP. Each local park is positioned to provide easy access for local residents with local open space being within 300 metres or less of the residential areas. This equates to a typical walk time of less than 4 minutes.



The local parks range in size from large passive opens spaces that can accommodate a range of playspaces, picnic and BBQ areas, informal active areas, landscaped areas and features, and public art and interpretive media to meet the various needs of a diverse community.

A contribution in a Section 7.11 Contributions Plan towards higher order active open space and recreation facilities to be provided outside the site (a future regional facility is planned for the Catherine Field/Catherine Field North Precincts).

An area of 0.51 hectares associated with recreation facilities within the outer buffer of riparian corridors. In addition, there is opportunity to provide multi-use drainage land to be utilised as passive open space including embellishment for pedestrian and cyclist paths.

The playing fields, local parks and recreation facilities total an area for open space and recreation purposes of 9.03 hectares.

Community Facilities

The playing fields is the most suitable location for neighbourhood community facilities within the site. The playing fields site can accommodate a site for a community centre that can co-exist with the other recreation and supporting facilities within the site.

A contribution in a Section 7.11 Contributions Plan towards higher order community and civic facilities outside the site (a future regional facility is planned for the Leppington Town Centre) is to be made to support the future population within the site.

Schools

There is no requirement for a school within the site.

5.5.5 Traffic and Transport

There site is well supported with existing and future major roads in the locality. The traffic and transport assessment prepared by Colston Budd Rogers & Kafes Pty Ltd (see **Appendix 9**) identifies the existing major roads and upgrades/future roads in the locality. There are existing and future major roads on every boundary of site that will provide direct connection between the site and the regional road network. The assessment also identifies requirements for residential collector and local streets within the site.

The road hierarchy of existing and future roads and streets is in **Figure 23** that illustrates transport connectivity surrounding and within the site.

The traffic assessment identified the road works have either been completed or planned to accommodate future traffic in the area:

- upgrade Camden Valley Way to a dual carriageway (completed);
- upgrade Camden Valley Way with traffic signals at the intersections with Springfield Road and Catherine Fields Road (completed);
- Rickard Road upgrade and extension (under investigation) with traffic signals at the intersections of Rickard Road with Springfield Road and Catherine Fields Road;
- upgrade of Springfield Road to a 4-lane sub-arterial road (future works funded by developments either side of Springfield Road); and
- upgrade of Catherine Fields Road to a 2-lane collector road (future works funded by development).

The traffic assessment also identifies needs for active transport connections to connect to the existing network and to make provision for public transport within the site.





Figure 23 – Road Hierarchy

Arterial Roads, Sub-arterial Roads and Transit Boulevards

Camden Valley Way is the principal arterial road servicing with southern portion of the SWGA. It has been upgraded to accommodate the future growth with future capacity for six lanes. Signalised intersections have also been delivered at the Camden Valley Way/Catherine Fields Road and Camden Valley Way/ Springfield Road intersections, which have been designed to accommodate the future upgrades to Catherine Fields Road and Springfield Road.

Camden Valley Way is a major north-south arterial connection and public transport route. It provides good access from the site the M7 and M5 Motorways via Cowpastures Road, Raby Road and Narellan Road.

The future Rickard Road extension is planned as a sub-arterial that will run parallel to Camden Valley Way



and provide major transport connection between Oran Park Town Centre and the Leppington Town Centre. The Rickard Road extension forms the northwest boundary of the site. The Draft ISP interfaces and connects with the Rickard Road extension as it will be an important transport connection for the site.

The Draft ISP includes an intersection to the Rickard Road extension adjacent to the playing fields.

Springfield Road is adjacent to the southwest boundary and is to be upgraded to a sub-arterial road between the Rickard Road extension and Camden Valley Way. This road provides a major direct connection to distribute traffic within the site to existing and planned major transport network to the south.

Springfield Road connects an existing public road from within the site with a local culs-de-sac named Charlesworth Close, which is to provide a T-intersection for the site. A second 4-way intersection to Springfield Road from the site closer to Camden Valley Way provides a full turning intersection that also provides access to the land on the opposite side of Springfield Road.

A transit boulevard is planned to the south of Springfield Road that extends southwards to Oran Park Drive south of Catherine Park.

The existing and planned major road network provides exceptional connectivity between the site and the regional road network.

A contribution in a Section 7.11 Contributions Plan towards the upgrading of Springfield Road to a sub-arterial is to be made to support the future transport needs for the site.

Collector and Local roads

Catherine Fields Road is adjacent to the northern boundary is to be upgraded to a 2 lane major collector road between the Rickard Road extension and Camden Valley Way. This road provides a direct connection to distribute traffic within the site to existing and planned major transport network. There are two connections to Catherine Fields Road in the Draft ISP.

The existing Charlesworth Close will be incorporated within the local residential street network as a minor collector road to service local residential traffic. The site includes minor collector roads that extend between Catherine Fields Road and Springfield Road that provides a connector between dwellings and the major road network. A minor collector road also extends to the playing fields and Rickard Road extension to provide a good connectivity to important activities and public transport routes. The remaining roads within the site are local streets to provide access to people homes and connections for non-vehicle forms of transport.

The local residential street layout is designed to:

- Provide direct local connections to local parks, the playing fields, riparian areas and exiting active transport network.
- Provide direct, efficient connections between residential areas and collector roads and the major road network.
- Provide perimeter roads in accordance with Planning for Bushfire Protection 2019.
- Align residential roads with property boundaries wherever possible to enable practical development of fragmented land.
- Locate and design for roads to enable the site to drain in response to the existing landforms.
- Street frontages are provided to open space, riparian corridors and major roads to avoid rear fences on boundaries of major roads.
- Allow flexibility at the detailed subdivision design stages to accommodate consolidation of fragmented landholdings or alternative road layouts that provide a good development outcome.



A contribution in a Section 7.11 Contributions Plan towards the upgrading of Catherine Fields Road to a major collector and delivery of minor collector roads within the site is to be made. Any requirements to acquire land to enable the proper and coordinated delivery of key roads within the site can be supported by the acquisition map in the Western Parkland City SEPP.

Active Transport

Regional active transport connections exist within Camden Valley Way and new regional active transport connections will be provided in the surround major roads of Catherine Fields Road, Springfield Road and the Rickards Road extension. Key roads within the site will provide strategic active transport connections to the surrounding regional active transport network (see **Figure 24**).



Figure 24 – Active Transport

The grid pattern adopted for the local residential street layout enables accessible active transport routes within the site. Pedestrians and cyclists can conveniently connect to the strategic active transport routes to access



the paying fields, local parks and public transport.

Safe pedestrian and cyclist movement will be provided in off-road shared paths located adjacent to major roads, collector roads and along riparian corridors. These shared paths will be complemented with shared paths in open space areas and drainage areas where appropriate. Pedestrian paths are to be provided in all local residential streets.

A contribution for the delivery of share paths in riparian corridors, key roads and open space areas is to be made in a Section 7.11 Contributions Plan.

Public Transport

Buses will operate along Springfield Road, Catherine Fields Road and the Rickard Road extension (along the northern, southern and western boundaries of the site) in addition to existing regular services that operate along Camden Valley Way. There north-south collector road within the site that connects Springfield Road and Catherine Fields Road will also accommodate buses. With appropriately located bus stops on these roads, dwellings within the site would be located within 400 metres walking distance of bus services.

A contribution for the delivery of public transport infrastructure (bus stops and shelters) is to be made in a Section 7.11 Contributions Plan.

5.5.6 Riparian Corridors

A riparian corridor is to be restored and preserved and dedicated into public ownership as part of the drainage lands. The riparian corridor is to include active transport and recreation facilities in the outer buffer to provide good connectivity within the site and integration with natural features. The active transport connections will form part of the overall open space network and will provide 'green links' from the central area of the site to the playing fields and Rickard Road extension, and therefore, will contribute to the total open space provision.

Existing native vegetation will be retained and the riparian corridors are to be restored as to NRAR standards to enhance their ecological significance. Creeklines within the riparian areas will contain flood waters and drainage flows into the Rileys Creek catchment. The riparian corridors will form important features for residential amenity and contribution to the urban tree canopy.

The acquisition of land for the riparian corridor and restoration works is to be included in the Section 7.11 Contributions Plan.

5.5.7 Water Cycle Management

The water cycle management comprising a network of flood detention basins and bioretention basins will effectively manage stormwater and there will. be no adverse impacts in the entire Upper South Creek catchment. The water cycle management assessment prepared by Craig & Rhodes (see **Appendix 6**) has modelled and assessed pre- and post-development hydraulic conditions and determined the requirements to ensure that development in accordance with the Draft ISP with achieve or exceed standards for managing stormwater flows and water quality treatment. The water cycle management assessment indicates that "the flow attenuation provided by the proposed detention basins is conservative and generally exceeds that required to maintain existing flow conditions in the downstream catchment."

The site has several catchments that naturally flow in different directions (see **Figure 18**) which require numerous basins and water quality facilities throughout the site. As part of the iterative process for evolving the Daft ISP design, the post-development catchments were defined and basin requirements for location, size and capacity were modelled and determined.

There are a total of 11 sub-catchments and eight (8) basins to service the development (see Figure 25).





Figure 25 – Detention and Water Quality Basins (Source: Craig & Rhodes)

Each basin is sized to provide detention and water quality to meet Council's engineering standards and specifications. The largest catchment also includes a swale to assist in conveying flows within the site and flows received from the upper catchment to the southeast on the opposite side of Camden Valley Way. With proper treatment, this swale will form a 'green link' within the development.

The existing 1% annual exceedance probability (AEP) flood depths and extents were modelled (see **Figure 19**) and the design flows at the basin outlets were compared under pre-development and post-development flood

conditions to assess the potential impact of the Draft ISP layout and the effectiveness of the flood management strategy. The 1% AEP flood levels are contained within the drainage areas of the site and do not affect residential land, as shown in **Figure 26**.





Figure 26 – Post-development Flood Conditions 1% AEP (Source: Craig & Rhodes)

The eight (8) basins identified on the Draft ISP will properly achieve the water cycle management requirements for the site to prevent flooding of residential areas and ensure the necessary water quality standards are met before stormwater flows from the urban areas to the natural areas within the Rileys Creek catchment. Some of the larger basins will have potential for multi-use purposes for recreation and typically all basins will contribute to deep soil areas and 'green' areas within the site.

A Section 7.11 Contributions Plan is association with an acquisition provision in the Western Parkland SEPP will formalise the land for drainage and the construction of the drainage facilities.

5.5.8 Urban Tree Canopy

The 'green grid' is a core element of the amenity of the Western Parkland City and the green grid framework sets a long-term vision to establish a network of high quality 'green' areas to connect communities to green infrastructure and the environment.

The urban tree canopy within the public domain, such as parks, drainage areas and riparian areas, and along major roads and streets contributes to the green grid in Western Sydney. The urban tree canopy is important to improve microclimate and also makes walking and cycling more appealing as routes are shaded from the radiant heat from the sun.

The Draft ISP establishes a green grid framework that will evolve an urban tree canopy once trees and the landscape mature (see **Figure 27**). Local parks and the playing fields area are large spaces that have significant capacity for trees and deep soil zones and provide an important opportunity to establish the urban tree canopy.

The riparian areas will retain existing vegetation and incorporate new trees as part of the restoration works to enhance their environmental values as a waterway and valuable contribution to the urban tree canopy. Areas within drainage facilities can also be planted providing there is no impact on their drainage function.



Major roads that have wide verges provide deep soil areas and provide opportunities for extensive plantings that will form long green corridors once the tress have matured. Collector roads also have verges that capacity for street tree plantings. These roads usually form important pedestrian and cycling connections and these routes need relief from radiation from the sun. Local streets also include street trees and are important connections to active and public transport.



Figure 27 – Green Grid

The green grid framework in the Draft ISP establishes a hierarchy of green spaces in the public domain that provide varying opportunities to expand the urban tree canopy. The playing fields, local parks and riparian areas provide opportunities for more dense and extensive tree plantings. The drainage areas can be planted with trees at lower densities and the key roads will form important green links. All these areas will be linked with local streets with corridors of street trees.

The Draft ISP provides extensive opportunities to expand the urban tree canopy and makes a contribution to establishing the green grid in South West Sydney.



5.5.9 Urban Heat

The climatic conditions of Greater Sydney during summer months result in impacts from 'urban heat' and the urban heat island (UHI) effect. UHI effects are temperature increases in urban areas that are caused by the radiation of the sun during heatwave events and other sources of heat generated by engines, transport and the higher use of electricity.

Radiant heat from the sun is absorbed by buildings, structures, areas cleared of vegetation and hard surfaces such as roads as their respective materials and surfaces (i.e. asphalt, bricks, concrete and metal). The absorbed heat remains embodied in these materials and surfaces which radiates within the surrounding area and increases temperatures. With direct radiant heat from the sun these types of materials and surfaces can be over 10°C warmer than local ambient air temperatures. The embodied heat in these materials and surfaces continue to radiate heat into the air during cooler periods into the evening and night. Impacts from urban heat can raise ambient temperatures by 1-3°C in urban areas.

Impacts from urban heat and UHI effect the health and wellbeing of people living in urban areas that are exposed to higher temperatures. It also increases demands for energy, affects productivity, and affects natural systems and fauna.

With a growing understanding of the causes and impacts of urban heat, it is evident that primary causes of UHI are typically less vegetation and/or buildings, structures or hard surfaces with exposed materials and finishes, in particular with dark colours, that absorb and store heat.

Vegetation is an effective way to passively cool areas by providing shade to block radiation from the sun. Large waterbodies can also provide cooling effects. Other options to successfully mitigate the effects of urban heat are the treatment of surfaces and use of materials. This includes finishes with lighter colours and materials with properties that store less radiant heat.

New policy and development controls are now emerging within various councils to mitigate the effects of UHI. The policies and controls principally seek to expand the urban tree canopy and control the uses of materials and finishes for buildings, structures and hard surfaces.

Emerging strategies and policies to mitigate UHI effects include:

- development controls that specify requirements (i.e. light coloured roofs, porous materials)
- use of cool materials (i.e. reflective roofing)
- setting benchmarks (i.e. number of trees)
- landscape standards for green spaces (i.e. higher densities of plantings in drainage areas)
- integrated WSUD design and landscape treatments
- sustainable building standards

These policies target increasing vegetation in urban areas and reducing the use of materials and finishes that absorb heat. The implementation of these policies relate to forming development controls and standards to inform the assessment of development for the delivery of subdivisions, streets, buildings, open spaces and drainage areas.

The Planning Proposal through the Draft ISP has adopted design strategies to reduce the UHI effects and provide relief from urban heat.

The breakdown of land areas in the Draft ISP (excluding the area for the Rickard Road extension) is in **Table 10**.



Catherine Field Planning Proposal Catherine Field Precinct | South West Growth Area

Table 10. Drait ISP Land Aleas				
Land Type	Area (ha)	Percent of Site (%)		
Residential land	63.52	61.1%		
Road reserves	26.43	25.4%		
Open space	8.52	8.2%		
Riparian	1.02	1.0%		
Drainage areas	4.40	4.2%		

Table 10: Draft ISP Land Areas

There are currently no benchmarks for green spaces in new urban areas and the breakdown of land uses shows that 14 hectares of the site will comprise public green spaces and deep soil zones. This provides a substantial land area that can be used to expand the urban tree canopy within the site that will further complemented by street trees and trees within the residential properties.

The spatial distribution and size of green spaces can affect the microclimate of urban areas. Landscaped open spaces with trees and shrubs assist in mitigating the impacts of UHI in residential areas. Playing fields and local parks have lower temperatures than built-up areas during daytime heatwave events and provide cooler night-time temperatures as these spaces to not absorb and store radiant heat from the daytime sun. Riparian and drainage areas also have cooling effects in urban areas.

Green spaces can generate a 'cool aura' that can influence the microclimate around the interface with housing. These green spaces also provide a cool refuge area within residential areas for the local community to access during a heatwave. This highlights the need to ensure open space areas are accessible for all members of the community and close to where people live.

The Low Carbon Living CRC Guide to Urban Cooling Strategies (2017) provides guidance on ways to mitigate UHI effects in major urban areas in Australia. The Guide can be accessed from the following link: http://www.lowcarbonlivingcrc.com.au/sites/all/files/publications_file_attachments/rp2024_guide_to_urban_co_oling_strategies_2017_web.pdf

The guide identifies numerous methods that can be applied in urban areas to mitigate UHI effects. There is emphasis on the mitigation benefits of urban vegetation with parks, street trees, soft landscaping, and green roofs and walls. The Guide also recognised other ways to mitigate UHI effects will materials and finishes. 'Cool pavements' and 'cool roofs', which typically reflect radiation from the sun and absorb and store less radiant heat, are other effective methods to reduce urban heat.

The Guide states that "cooler temperatures in parks is known as the park cool island (PCI) effect". Cooler temperatures in PCIs will vary with different climatic conditions and the types of vegetation. Parks with moderate tree canopies which rely on natural precipitation in dry climates tend to achieve their highest cooling capacity several hours after sunset when the UHI effect is at its peak.

This is mainly the result of a high sky view factor that enhances longwave heat loss. PCIs associated with the above type of park have a relatively higher temperature during the day compared with adjacent neighbourhoods. Parks with dense tree canopies such as in tropical areas, or parks with significant water supply, reach their maximum cooling capacity during the afternoon.

"Combination of tree canopy and natural turfs in urban parks result in 5-10°C cooler radiant temperatures and 1-2°C air temperature reduction in urban parks."

The key outcome in the Draft ISP that assist in mitigating urban heat effects is establishing a green grid framework within the site for tree plantings that will mature to evolve and expand the urban tree canopy. In addition, parks have been spatially dispersed throughout the site so all residential areas are in close proximity to a quality green space. These public opens space areas will form important areas of higher amenity and form 'cool refuges' during hotter days.

The site will also be subject to emerging urban heat policies in NSW that include updates to BASIX and the overarching policies to mitigate heat effects. These emerging urban heat policies relate to tree plantings and materials and finishes in the built form and hard surfaces.



6 INFRASTRUCTURE

6.1 Infrastructure Servicing Strategy

There is adequate infrastructure to support the Planning Proposal by sequencing service connections and projected delivery of new residential allotments with the planned rollout of major new infrastructure assets and upgrades to existing infrastructure.

The servicing and infrastructure assessment prepared by Craig & Rhodes (see **Appendix 12**) provides an assessment of available and planned servicing infrastructure for the broader region and explains how services can support the Planning Proposal.

The servicing and infrastructure assessment included consultation with relevant utilities and authorities. Further consultation with some utilities is anticipated once the rezoning process commences as this Planning Proposal will trigger formal engagement and consultation.

6.1.1 Infrastructure Requirements

The servicing and infrastructure assessment identifies servicing infrastructure requirements for water and wastewater, electricity, natural gas and telecommunications for the site in the Planning Proposal. A yield of 2,080 dwellings is projected for the servicing demands under the Planning Proposal. Greater detail on each of the infrastructure requirements in the servicing and infrastructure assessment is summarised in Sections 6.1.2 to 6.1.6.

6.1.2 Potable Water

Water supply is currently provided through the Leppington Elevated Water Supply Zone and Sydney Water has advised that there is limited capacity with existing infrastructure to service the Planning Proposal.

Sydney Water is to undertake hydraulic modelling and assess options to identify the next stages of trunk infrastructure required to service growth within the Leppington Elevated Water Supply Zone, which will include the site.

Development within the site may require extension and amplification of the trunk water main, which will be confirmed by Sydney Water in its Notice of Requirements on application for a Section 73 Certificate as part of the DA process.

6.1.3 Wastewater

Sydney Water advise that there is no capacity in the existing wastewater network to service the proposed development and services are programmed for 2026-28 to the north at Lowes Creek. Sydney Water has further stated that the West Camden wastewater network currently services the South Creek catchment and there is also limited capacity in West Camden network. The West Camden network includes an allocation of an additional 4,000 dwellings despite the planned SPS 1209 at Lowes Creek to ultimately service the Pondicherry and Lowes Creek / Maryland Precincts.

Sydney Water has announced they are currently delivering works that will double the West Camden treatment plant capacity and cater for future growth to 2046. The Sydney Water announcement states:

"The upgrade will double the treatment capacity of the current plant to be able to service 176,000 people and ensure sufficient capacity to service future growth in the catchment until 2046. In the short term, the plant will also cater for temporary flows being received from the South West Growth Area until the Upper South Creek Advanced Water Recycling Centre will be in operation (in 2026)." <u>https://www.sydneywatertalk.com.au/west-camden</u>

The West Camden upgrade works are scheduled to be completed by 2023

Ultimately the site is to be serviced by two gravity carriers in South Creek and Rileys Creek. These carriers are scheduled for delivery in 2026-2028.



In the interim, a servicing strategy has been formulated that will provide services for initial development within the site. With the anticipated timeframe to complete the rezoning in this Planning Proposal, secure Development Consent for residential subdivision and the construction of new residential lots, the projected timeframe for requiring wastewater services is four years. Therefore, initial wastewater services will not be required until early 2026. Depending on the timeframes achieved by Sydney Water to deliver the Lowes Creek network, interim wastewater services could be required between zero to two years.

The servicing and infrastructure assessment demonstrates that the site could be serviced with a temporary pumping station and rising main of approximately 670 metres that would connect to a nearby sewer pump station. This would be funded by the developer and delivered to Sydney Water's specifications. This solution is similar to wastewater services delivered for other developments in this area.

The servicing strategy would service approximately 400 lots, which could be increased to adjusted accommodate other landowner's development intentions subject to Sydney Water's network modelling. This interim servicing strategy has been presented to Sydney Water for consideration.

It is understood that there is approximately 4,000 lots unused capacity in the West Camden network, given that Lowes Creek (SPS 1209) is being sized for 4,000 lots. It is believed that 4,000 lots allocated to the West Camden network will not be fully delivered in the time required for interim servicing of the site (2026-2028), and therefore, West Camden should have network capacity to accommodate the initial 400 lots within the site.

Noting the West Camden Sewer Treatment Plant (STP) will double its capacity by 2023, it is anticipated there will be capacity in the West Camden STP to service the initial development in this Planning Proposal.

The entire site will be serviced with the delivery of the Rileys Creek and South Creek carriers in 2026-2028. With an anticipated residential lot production of 200 per year, the proposed servicing strategy enables an orderly number of residential lots to be delivered until the ultimate servicing strategy has been delivered. The sequencing of this servicing strategy is shown in **Figure 28**.

	2022	2023	2024	2025	2026	2027	2028
Planning proposal lodged (April 2022)							
Precinct rezoned and DA lodged (April 2024)							
Subdivision works complete (April 2025)							
First homes built and delivered @ 200/year from April 2026							
Interim sewer servicing (from 2026-2028)							
Trunk sewer servicing (from 2028)							

Figure 28 – Development timeline, interim and ultimate sewer servicing (Source: Craig & Rhodes)

The interim servicing strategy could be in place for up to 2 years (2026-2028) and which is the same period that Sydney Water is scheduled to deliver the South Creek and Rileys Creek truck mains, the ultimate wastewater servicing infrastructure for the site. If Sydney Water delivers the in the early stages of the scheduled timeframe, reliance on the interim servicing strategy will be less and may not be required.

The servicing and infrastructure assessment mentions an alternative strategy that requires the construction of two separate wet wells that collect sewerage for pump out by a tanker and disposal at the West Camden STP. Sydney Water typically allows construction of these "IOPs" provided they are funded by the developer and operated by Sydney Water on a temporary basis until the ultimate servicing strategy is delivered. This solution is less costs effective and capacity for each IOP is typically 200 residential allotments.

6.1.4 Electricity

The existing electricity supply within the Catherine Field Precinct is provided by Endeavour Energy. Existing



infrastructure such as 11 kV feeders, the Macarthur Bulk Supply Point and Nepean Transmission Substation are in operation supplying the SWGA, which are all located outside the study area.

A technical review conducted by Endeavour Energy confirms the site can be serviced with electricity by establishing a temporary mobile zone substation at the Catherine Park Zone Substation site to the south in Catherine Park until the future ultimate substation is complete and operational.

6.1.5 Natural Gas

There is no existing residential natural gas network traversing the site.

Jemena Gas has confirmed that natural gas infrastructure is available on the eastern side of Camden Valley Way near the corner of The Hermitage Way. A connection can be extended across Camden Valley Way through Springfield Rd and Charlesworth Close to service the site.

6.1.6 Telecommunications

NBN Co. has confirmed telecommunication services are available for the entire site, which is serviced by NBN's fixed line infrastructure. The proposed development can be serviced by NBN Co.

6.2 Land Fragmentation

The site comprises extensive fragmented landholdings and planning and assessment of subdivision and housing needs to demonstrate that a development proposal can be serviced with essential servicing infrastructure. The site is within an identified growth area and the Planning Proposal will form an important trigger for collaboration between Council, DPIE and utility servicing authorities to plan and connect the timely delivery of servicing infrastructure.

Landowners should be encouraged to plan together to build critical mass in their developments to enable the more efficient and coordinated delivery of new housing in South West Sydney. Landowners will also need to consider the intentions of adjoining properties to ensure road connections, new land levels and infrastructure is coordinated and the transition between abutting developments is continuous.

6.3 Funding of Local Infrastructure

A Section 7.11 Contributions Plan is to be prepared with Camden Council.



PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Objective

1. To amend *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* by including land identified within the Catherine Field Precinct of the SWGA for new urban growth and housing at Charlesworth Close, Springfield Road, Camden Valley Way & Catherine Fields Road in Catherine Field NSW to enable urban development for new housing, open space and recreation, riparian protection, major roads and stormwater management.

Intended outcomes

- Contribute to the increasing housing supply in South West Sydney in accordance with State and local strategic planning priorities and directions.
- Permit and encourage a mix of housing that is diverse and affordable.
- Delivery new sporting and informal recreation facilities, local parks and public open space to meet the future needs of the Catherine Field Precinct.
- Enhance and protect the environmental values of riparian areas.
- Contribute to the upgrading of major roads including Springfield Road and Catherine Fields Road.



PART 2 – EXPLANATION OF PROVISIONS

The Planning Proposal will amend *State Environmental Planning Policy (Precincts—Western Parkland City)* 2021 (WPC SEPP) by:

- 1. Amending 'Appendix 5 Camden Growth Centres Precinct Plan' to make it apply to certain land in the Catherine Field Precinct.
- 2. Amending the maps in the WPC SEPP relevant to the site.

The existing clauses of WPC SEPP including 'Chapter 3 Sydney region growth centres' and 'Appendix 5 Camden Growth Centres Precinct Plan' will not be amended by this Planning Proposal.

The provisions in the parts listed below in 'Appendix 5 Camden Growth Centres Precinct Plan' will apply to the site without changes.

Part 1 Preliminary Part 2 Permitted or prohibited development Land Use Table Part 4 Principal development standards Part 5 Miscellaneous provisions Part 6 Additional local provisions

Table 11 summarises the proposed zones of land and rationale for application of the respective zones.

Zone	Application and rationale
R2 Low Density Residential	A mix of dwelling types that are predominantly detached dwellings on Torrens Tile allotments. Other forms of housing include attached dwellings, semi-detached dwellings and dual occupancies and some detached dwellings with secondary dwellings.
R3 Medium Density Residential	A broader range of dwelling types incorporating dwelling houses on small lots (lots below 300m ²) and attached dwellings and semi-detached dwellings that are located in areas of higher amenity. There are also provision for, manor homes, multi-dwelling housing, dual occupancies and secondary dwellings.
RE1 Public Recreation	Land that is to be used for the specific purpose of active recreation, such as formal and informal sports and incidental activities (i.e. community centres), and local parks that are located in close proximity to residential areas.
SP2 Infrastructure (Local Drainage)	Applies to land that is required for public purposes including trunk drainage land including stormwater detention basins and creeks.
SP2 Infrastructure (Classified Road)	Applies to land that is required for public purposes for the delivery of the Rickard Road extension.

The mapping in the WPC SEPP is to be amended to apply the zoning, development standards and planning provisions. The following maps that apply to the site will be replaced:

- Land Zoning Map
- Land Reservation Acquisition Map



- Height of Buildings Map
- Residential Density Map
- Riparian Protection Area Map

Key maps are shown in Part 4 to demonstrate the intended outcomes.

Camden LEP 2010 maps will be amended by removing the site from the LEP and including it in the SEPP.



PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A— Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Camden Structure Plan in the LSPS identifies the site within the 'Future Urban Area (SWGA – Housing Capacity' (see **Figure 29**).

A key principle for new urban growth in the LSPS is that is new greenfield housing growth is contained within the SWGA.

The site is within the unreleased area of the SWGA in the Catherine Field Precinct. This unreleased area for the Catherine Field Precinct is projected to deliver over 5,000 dwellings.

The Planning Proposal includes a site that is located within an area identified for new urban growth and new housing within the Camden LGA.

The Planning Proposal is consistent with the strategic objectives and intended outcomes for changing spatial land use and new urban growth in Camden LSPS.





Figure 29 – Camden LSPS Structure Plan



Table 12: Camden LSPS Priorities

PS Priority	Comment on consistency with LSPS Priority
frastructure and Collaboration	
Local Priority I1 Aligning infrastructure delivery with growth	The site is adjacent to high-order major arterial roads delivered to support transport demands and a new strategic transport corridor is planned to the northwest of the site with the extension of Rickard Road. Both these existing and future transport corridors will provide public transport, active transport and road connections to major centres in the regional including Leppington Town Centre and Station, Oran Park Town and Narellan Centre.
	New urban growth is to be supported by the necessary infrastructure. Early engagement with Sydney Water has been undertaken and further engagement including Council and DPIE wi be required to ensure the timing and delivery of essential services t support new housing supply is required.
	The servicing assessment and strategy in Appendix 12 presents the strategy for delivering and aligning infrastructure with new urban growth.
Local Priority I2 Connecting Camden through integrated transport solutions	The proposal provides for the future transport corridors for the Rickard Road extension and integrates with the existing transport corridor of Camden Valley Way and surrounding active transport network. With road upgrades associated with the Planning Proposa new housing within the site will be well-connected with active transport, public transport and private transport to the broader region.
Local Priority I3 Planning for the delivery of the North South Rail and South West Rail Link Extension	This Local Priority does not influence the Planning Proposal.
Local Priority I4 Working in partnership to deliver a more liveable, productive and sustainable Camden	A "key action of the LSPS is for Council to develop a strategy which will be used to advocate for key infrastructure to support growth in the Camden LGA." Key infrastructure required to enable greater housing supply in South West Sydney and Camden LGA is water and wastewater services. The Planning Proposal will be a catalyst for further engagement with Sydney Water to provide more servicin to support the rezoning of land within the SWGA.
veability	
Local Priority L1 Providing housing choice and affordability for Camden's growing and changing population	There is housing capacity within the Catherine Field Precent for ove 5,000 dwellings and the Planning Proposal will be a significant contributor to housing within this Precinct. The Planning Proposal will provide for a range of housing options consistent with the types of housing in today's housing market and the future changing household makeup and population.
	The Planning Proposal is consistent with the principles to contain housing growth within the SWGA and promote a diverse mix of housing at a scale that enables healthy and walkable neighbourhoods.
Local Priority L2 Celebrating and respecting Camden's proud heritage	The Planning Proposal includes assessments for Aboriginal and historic heritage. No significant Aboriginal or historic heritage items or areas are identified within the site.
Local Priority L3 Providing services and facilities to foster a healthy and socially connected community	The Planning Proposal includes an assessment on social infrastructure requirements and delivery of a double playing field an four large local parks is proposed to provide the future community accessible recreation facilities for a range of age groups. With new active transport connections within the site and exiting active



PS Priority	Comment on consistency with LSPS Priority connections surrounding the site, the new community will have access to a range of active and passive that will encourage socially connected and healthy neighbourhood.
Local Priority L4 Encouraging vibrant and connected centres which reflect Camden's evolving character	There are no centres planned within the site.
Local Priority L5 Supporting cultural infrastructure to promote cultural and creative spaces	There is opportunity to integrate various cultural spaces and places to support community visual and performing arts events. A community centre is planned to for the playing fields which can play a role in hosting and encouraging these types of events.
roductivity	
Local Priority P1 Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	Whilst there are no centres planned within the site, the planning for the site can be flexible to allow local services in appropriate locations if the opportunity presents. The playing fields site provides opportunity to focus local community services, facilities and events.
Local Priority P2 Creating a network of successful centres	This Local Priority does not influence the Planning Proposal.
Local Priority P3 Strengthening the Strategic Centres of Narellan and Leppington	This Local Priority does not influence the Planning Proposal.
Local Priority P4 Ensuring a suitable supply of industrial and urban services land	This Local Priority does not influence the Planning Proposal.
Local Priority P5 Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis	This Local Priority does not influence the Planning Proposal.
Local Priority P6 Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism	This Local Priority does not influence the Planning Proposal.
ustainability	
Local Priority S1 Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	The Draft ISP provides a green and blue grid framework that connects riparian protection areas, local parks and play fields, and drainage areas. Every dwelling within the site will be highly accessible to green spaces by being located within less than 4 minutes walking distance.
Local Priority S2 Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River	The hydrolines have been assessed and there is a single 1 st Order stream that will be preserved within the site. The waterway will be restored as part of future development of the site and protected with conservation zones and ongoing management.
Local Priority S3 Protecting Camden's Rural land	This Local Priority does not influence the Planning Proposal.
Local Priority S4 Protecting and restoring environmentally sensitive land and enhancing biodiversity	The site is within the land identified as having biodiversity certification in the SWGA. There is no environmentally sensitive land mapped within the site and with the restoration of the riparian protection areas and plantings in green spaces, the urban tree canopy and biodiversity will be enhanced.
Local Priority S5 Reducing emissions, managing waste and	The Planning Proposal to rezone land does not provide a mechanism to reduce emissions. However, with good building



LSPS Priority	Comment on consistency with LSPS Priority
increasing energy efficiency	design and specific planning controls, reductions in emissions, better waste management and improved energy efficiency can be achieved.
Local Priority S6 Improving Camden's resilience to hazards and extreme weather events	The Draft ISP design adopts a spatial dispersion to create cooler refuge areas in medium sized parks and green spaces and disperse cooler temperatures in adjoining housing and development. The Planning Proposal combined with the emerging government initiatives to reducing urban heat effects (lighter coloured roofs, more plantings, increasing the urban tree canopy) will make the new urban areas more resilient to extreme heat.

Q2. Is the Planning Proposal the best way of achieving the objectives or intended outcomes, or is there a better way?

The NSW statutory planning framework for land within the SWGA is to be zoned under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* and zoning under *Camden Local Environmental Plan 2010* is to be removed from the Instrument. The Planning Proposal is required to achieve the intended outcomes for the site.

Section B — Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal will give effect to objectives and actions under 'A Metropolis of Three Cities - the Greater Sydney Region Plan' (GSRP) and the 'Western City District Plan' (2018).

A Metropolis of Three Cities - the Greater Sydney Region Plan (2018)

The GSRP was released by the Greater Sydney Commission in March 2018. The plan outlines a vision for Greater Sydney as a metropolis of three cities, incorporating the Western Parkland City, the Central River City and the Eastern Harbour City, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The GSRP sets a framework for the delivery of housing, employment and transport connections which will include:

- An increased urban tree canopy and a network of open space, framed by a protected natural area.
- An additional 725,000 dwellings by 2036 creating new communities and urban renewal areas that support new and existing centres and enhance local character.
- Places for 817,000 additional jobs by 2036 with a strong focus on economic corridors, health and education precincts and strategic centres.
- A 30-minute city that connects people to jobs, businesses, schools and services and supports the economic efficiency of trade gateways.

The GSRP incorporates a clear focus on the delivery of urban renewal, housing, employment, and transport opportunities within Strategic Centres across the Sydney Metropolitan Area.

The GSRP identifies the site as a 'Land Release Area' that is identified as the SWGA. Land release areas are to contribute to a large part of the growth in new communities and new housing.

The GSRP outlines 10 directions and associated objectives across four broad principles being Infrastructure &





Collaboration, Housing, Connectivity & Employment and Landscape & Sustainability.

Figure 30 – Greater Sydney Region Plan

The directions and objectives provide the basis for implementation of the GSRP to guide local and regional strategic planning outcomes and are required to be considered in the preparation of planning proposals.

Consideration of the GSRP directions and objectives is in Table 13.



SRP Directions and Objectives	Comment on consistency with GSRP			
frastructure and Collaboration				
Objective 1 Infrastructure supports the three cities Strategy 1.1 Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities. Strategy 1.2 Sequence growth across the three cities to promote north-south and east-west connections.	The Planning Proposal is supported by existing infrastructure already delivered for the SWGA. Essential services infrastructure and road upgrades is to be coordinated with the delivery of new urban growth within the site.			
Objective 2 Infrastructure aligns with forecast growth –growth infrastructure compact Strategy 2.1 Align forecast growth with infrastructure. Strategy 2.2 Sequence infrastructure provision across Greater Sydney using a place-based approach	New urban growth in the site is within a Land Release Area planned to contain a large part of new housing. The growth is to be supported by new essential services and roads that have been planned and yet to be delivered. Urban growth within the site will be the catalyst for delivering new services and roads in the locality.			
Objective 3 Infrastructure adapts to meet future needs Strategy 3.1 Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.	Infrastructure for the SWGA has been delivered and/or planned to support new urban growth. The Planning Proposal will assist in deliver additional infrastructure that with service the site and the broade area.			
Objective 4 Infrastructure use is optimised Strategy 4.1 Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	The Planning Proposal will better optimise existing infrastructure provided to support growth within the SWGA. Additional new infrastructure is to be delivered to support urban growth within the site and the broader SWGA, which will optimise existing and future infrastructure assets.			
Objective 5 Benefits of growth realised by collaboration of governments, community and business	The site is not within an identified collaboration area.			
veability				
Objective 6 Services and infrastructure meet communities' changing needs Strategy 6.1 Deliver social infrastructure that reflects the needs of the community now and in the future. Strategy 6.2 Optimise the use of available public land for social infrastructure.	The Planning Proposal enables urban growth at a scale that can facilitate the delivery of a range of services and social infrastructure to meet the needs o the community. There is no public land within the site available for social infrastructure.			
Objective 7 Communities are healthy, resilient and socially connected Strategy 7.1 Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and	The Planning Proposal will deliver a double sports field facility with a community facility and four large local parks. These spaces will form important meeting places for the community to engage in range of active and passive activities to socially connect with other members of the community and encourage healthy,			


SRP Directions and Objectives	Comment on consistency with GSRP
socially connected communities.	active lifestyles.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhoods	The creation of a new community within the site will not impede State and local government initiatives to foster cultural richness with a wide array of skills, languages, cultures and experiences.
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation Strategy 9.1 Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden	Smaller-scale opportunities for integration of creativit and innovation in the delivery of social infrastructure can be considered.
Objective 10 Greater housing supply	The Planning Proposal will enable new housing in ar identifies area for urban growth and increased housin supply.
Objective 11 Housing is more diverse and affordable	New urban growth within the site adopts residential zones that permits a range of residential accommodation types to encourage diverse housing, particularly in areas with higher amenity and access transport. With the allowances for housing in <i>State</i> <i>Environmental Planning Policy (Housing) 2021</i> the si can deliver diverse and affordable housing options for the SWGA
Objective 12 Great places that bring people together Strategy 12.1 Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places. Strategy 12.2 In Collaboration Areas, Planned Precincts and planning for centres:	The site is not part of a Collaboration Area. The design approach in the Draft ISP is to deliver a new urban area where local residents can walk to a local park in less than 4 minutes and to provide a range of facilities for a different age groups and their needs to create a sense of place and community. These place are to be accessible, connected and have high levels of amenity in a safe and secure environment.
 investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking ensure parking availability takes into account the level of access by public transport consider the capacity for places to change and evolve, and accommodate diverse activities over time incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including 	
Objective 13 Environmental heritage is identified, conserved and enhanced Strategy 13.1	Environmental heritage has been assessed for the si and no significant features of items of environmental heritage exist within the site.
Identify, conserve and enhance environmental heritage	
oductivity	
Objective 14 A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The site is well connected to existing and planned public transport and active transport networks, and major arterial roads. These transport connections



SRP Directions and Objectives	Comment on consistency with GSRP
Strategy 14.1 Integrate land use and transport plans to deliver the 30- minute city. Strategy 14.2 Investigate, plan and protect future transport and infrastructure corridors.	provide walkable and access to shopping, health an recreation facilities and services within 30 minutes. Integration with the future strategic transport corrido of the extension of Rickard Road will enhance transport connections for the site.
Objective 15 The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	The site is not within these economic corridors.
Objective 16 Freight and logistics network is competitive and efficient	Not relevant to the Planning Proposal.
Objective 17 Regional connectivity is enhanced	Not relevant to the Planning Proposal.
Objective 18 Harbour CBD is stronger and more competitive	Not relevant to the Planning Proposal.
Objective 19 Greater Parramatta is stronger and better connected	Not relevant to the Planning Proposal.
Objective 20 Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Not relevant to the Planning Proposal.
Objective 21 Internationally competitive health, education, research and innovation precincts	Not relevant to the Planning Proposal.
Objective 22 Investment and business activity in centres Strategy 22.1 Provide access to jobs, goods and services in centres	Not relevant to the Planning Proposal.
Objective 23 Industrial and urban services land is planned, retained and managed	Not relevant to the Planning Proposal.
Objective 24Economic sectors are targeted for successStrategy 24.1Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.Strategy 24.2Consider issues when preparing plans for tourism and visitation.Strategy 24.3Protect and support agricultural production and mineral resources (in particular construction materials) by preventing inappropriately dispersed urban activities in rural areas.Strategy 24.4	Not relevant to the Planning Proposal.
Provide a regulatory environment that enables economic opportunities created by changing technologies.	

Sustainability



Objective 25	
The coast and waterways are protected and healthier	Assessed riparian areas will be restored and protected.
Objective 26 A cool and green parkland city in the South Creek corridor	The new urban area incorporates riparian protection areas that connect to South Creek via Rileys Creek and provides green spaces in close proximity to Sout Creek.
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced Strategy 27.1 Protect and enhance biodiversity.	Assessed riparian corridors will be preserved and vegetated. Vegetation on site outside the riparian protect area will be managed and resolved in accordance with the biodiversity certification applying to the SWGA.
Objective 28 Scenic and cultural landscapes are protected Strategy 28.1 Identify and protect scenic and cultural landscapes. Strategy 28.2 Enhance and protect views of scenic and cultural landscapes from the public realm.	The site does not contain significant features of scen and cultural importance.
Objective 29 Environmental, social and economic values in rural areas are protected and enhanced Strategy 29.1 Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. Strategy 29.2 Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.	The site is not part of the Metropolitan Rural Area an is identified as Urban Land Release in the GRSP.
Urban tree canopy cover is increased Strategy 30.1	A significant portion of the site is identified for open space, riparian protection area and drainage. Plantings in these areas can expand the urban tree canopy that will be enhanced with street tree planting and trees within residential properties.
Objective 30 Urban tree canopy cover is increased Strategy 30.1 Expand urban tree canopy in the public realm. Objective 31 Public open space is accessible, protected and enhanced Strategy 31.1 Maximise the use of existing open space and protect, enhance and expand public open space	space, riparian protection area and drainage. Plantings in these areas can expand the urban tree canopy that will be enhanced with street tree planting
Urban tree canopy cover is increased Strategy 30.1 Expand urban tree canopy in the public realm. Objective 31 Public open space is accessible, protected and enhanced Strategy 31.1 Maximise the use of existing open space and protect,	space, riparian protection area and drainage. Plantings in these areas can expand the urban tree canopy that will be enhanced with street tree planting and trees within residential properties. The Planning Proposal will delivery around 9ha of ne open space land and a public open space area is located within less than a 4 minute walk from all



GSRP Directions and Objectives	Comment on consistency with GSRP
2050 and mitigates climate change Strategy 33.1 Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 especially through the establishment of low-carbon precincts in Planned Precincts, Growth Areas and Collaboration Areas.	Sydney District can be implemented.
Objective 34 Energy and water flows are captured, used and re-used	Broader State and local government planning policy initiatives on energy and water for the SWGA and Western Sydney District can be implemented.
Objective 35 More waste is re-used and recycled to support the development of a circular economy	Broader State and local government planning policy initiatives on circular economy for the SWGA and Western Sydney District can be implemented.
Objective 36 People and places adapt to climate change and future shocks and stresses Strategy 36.1 Support initiatives that respond to the impacts of climate change.	Broader State and local government planning policy initiatives on climate change for the SWGA and Western Sydney District can be implemented.
Objective 37 Exposure to natural and urban hazards is reduced	Not applicable as the Planning Proposal does not propose any new urban development in areas of identified natural hazard.
Objective 38 Heatwaves and extreme heat are managed Strategy 38.1 Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	The Draft ISP adopts a spatially disperses cooler areas that are easily accessible to for local residents and provide a colling effect for housing adjacent to parks and green spaces. With broader State and local government planning policy initiatives on urban heat for the SWGA and Western Sydney District, such as planting more trees and building materials and finishes, widespread polices to reduce the effect of urban heat can be implemented.

This Planning Proposal is consistent and gives effect to the GSRP by:

- Providing new urban growth and housing supply in an area identified for new residential communities.
- Optimising existing infrastructure provided to support growth within the SWGA and facilitating new social and servicing infrastructure to support new housing and the liveability of residents.
- Releasing a new urban area where future residents can walk to district sporting facilities, community facilities and local parks in less than 4 minutes and have access to public and active transport connections.

Western City District Plan (2018)

The Western City District Plan (WCDP) was released by the Greater Sydney Commission in March 2018. The plan outlines a vision for the Western Parkland City as one of three cities in Greater Sydney. The WCDP informs local strategic planning statements and local environmental plans, including the assessment of planning proposals.

The WCDP continues the framework for the delivery of housing, employment and transport connections in the GSRP within the 10 directions for a metropolis of three cities and applies it to the Western Parkland City.

The WCDP applies Planning Priorities to each direction listed in the GSRP



The WCDP identifies the site as a 'Land Release Area' that is identified as the SWGA. Land release areas are to contribute to a large part of the growth in new communities and new housing.

The WCDP notes that current initiatives and opportunities for additional capacity for housing supply exist in Catherine Field within the SWGA.



Figure 31 – Western City District Plan

The planning priorities provide the basis to give effect of the WCDP to guide local and regional strategic planning outcomes and are required to be considered in the assessment of planning proposals.



Consideration of the WCDP planning priorities is in **Table 14**.

Table 14: Consistency with Western City District Plan

/CDP Planning Priorities	Comment on consistency with WCDP	
nfrastructure and Collaboration		
 Planning Priority W1 Planning for a city supported by infrastructure Relevant Action(s) 4. Sequence infrastructure provision using a place-based approach. 	The site is adjacent major roads that have been delivered to support growth in South West Sydney. The Planning Proposal creates coordination for essential services infrastructure and road upgrades in the localit to align with new urban growth within the site.	
 Planning Priority W2 Working through collaboration Relevant Action(s) 8. Coordinate land use and infrastructure for the Western City District. 	The Planning Proposal initiates collaboration between council, DPIE, TfNSW and utilities to coordinate delivery for essential services infrastructure and roads.	
iveability		
 Planning Priority W3 Providing services and social infrastructure to meet people's changing needs Relevant Action(s) 9. Deliver social infrastructure that reflects the needs of the community now and in the future. 	The Planning Proposal has assessed the projected social infrastructure needs of the community and these needs area reflected in the Draft ISP. There will also be contributions toward off-site facilities to ensure the needs of the future community are met.	
 Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities Relevant Action(s) 11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and 	The Draft ISP includes a double sports field facility w a community facility and four large local parks. These spaces will form important recreational and meeting places for the community to engage in range of activ and passive activities to socially connect with other members of the community and encourage healthy, active lifestyles.	
socially connected communities by: a. providing walkable places at a human scale with active street life		
b. prioritising opportunities for people to walk, cycle and use public transport		
c. co-locating schools, health, aged care, sporting and cultural facilities		
 d. promoting local access to healthy fresh food and supporting local fresh food production. 16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places. 		
Planning Priority W5	The Planning Proposal will enable new housing in an	
Providing housing supply, choice and affordability, with access to jobs, services and public transport	identifies area for urban growth and increased housing supply. With the allowances for housing in <i>State</i> <i>Environmental Planning Policy (Housing) 2021</i> the site can also deliver diverse and affordable housing options	
Planning Priority W6	The Drat ISP illustrates active and passive recreationa	
Creating and renewing great places and local centres, and respecting the District's heritage	spaces that are spatially located to ensure residentials are within a short walk to quality open space. These	
Relevant Action(s) 19. Using a place-based and collaborative approach throughout planning, design, development and	areas interface with residential development to create safe and friendly spaces that will encourage social interaction with the local community.	



VCDP Planning Priorities	Comment on consistency with WCDP	
 management, deliver great places by: a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres d. integrating social infrastructure to support social connections and provide a community hub e. recognising and celebrating the character of a place and its people. 	that can be enhance with a community centre and othe potential activities such as neighbourhood shops and child care.	
Productivity		
 Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City Relevant Action(s) 25. Investigate, plan and protect future transport and infrastructure corridors. 	The site is well connected to existing and planned public transport and active transport networks, and major arterial roads. The strategic transport corridor for the extension of Rickard Road is protected and urban growth within the site will be able to access the future road.	
Planning Priority W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Not relevant to the Planning Proposal.	
Planning Priority W9 Growing and strengthening the metropolitan cluster	Not relevant to the Planning Proposal.	
Planning Priority W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land	Not relevant to the Planning Proposal.	
Planning Priority W11 Growing investment, business opportunities and jobs in strategic centres	Not relevant to the Planning Proposal.	
Sustainability		
 Planning Priority W12 Protecting and improving the health and enjoyment of the District's waterways Relevant Action(s) 67. Protect environmentally sensitive areas of waterways. 68. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport. 	riparian corridor will form an important feature to incorporate active transport connections within the site. y and liveability by improving waterways and foreshores for	
Planning Priority W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	The new urban area incorporates riparian protection areas that connect to South Creek via Rileys Creek and provides green spaces in close proximity to South Creek.	
Planning Priority W14 Protecting and enhancing bushland and biodiversity Relevant Action(s) 72. Protect and enhance biodiversity by:	Assessed riparian corridors will be preserved and vegetated. Vegetation on site outside the riparian protect area will be managed and resolved in accordance with the biodiversity certification applying to the SWGA.	



CDP Planning Priorities	Comment on consistency with WCDP	
 a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impacts. 		
Planning Priority W15	The Draft ISP provides a green and blue grid	
Increasing urban tree canopy cover and delivering Green Grid Connections	framework that connects riparian protection areas, local parks and play fields, and drainage areas. Th green spaces within the site will form important green	
Relevant Action(s) 74. Progressively refine the detailed design and delivery of:	connections within the Rileys Creek catchment and Catherine Field Precinct.	
 a. Greater Sydney Green Grid priority corridors and projects important to the District b. opportunities for connections that form the long-term vision of the network 		
c. walking and cycling links for transport as well as leisure and recreational trips.		
Planning Priority W16 Protecting and enhancing scenic and cultural landscapes	The site does not contain significant features of scenic and cultural importance.	
Planning Priority W17 Better managing rural areas	Not relevant to the Planning Proposal.	
Planning Priority W18	A significant area within the site is identified for open	
Delivering high quality open space	space, riparian protection area and drainage.	
Relevant Action(s) 80. Maximise the use of existing open space and protect, enhance and expand public open space by:	The Planning Proposal will expand the offer for open space and recreation facilities in the locality and broader land within the Catherine Field Precinct.	
a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow	The open spaces areas are to contact a range of active and recreation facilities to suit all members of the community to promote social interaction and inclusiveness.	
b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200	All residential areas are within in 300 metres of open space, which is within the 400 metre standard. The location of the open space assets is spatially dispersed within the site and connected with riparian areas where possible.	
metres of open space c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved	Plantings in these areas can expand the urban tree canopy that will be enhanced with street tree plantings and trees within residential properties.	
d. planning new neighbourhoods with a sufficient quantity and quality of new open space		
e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses		
f. delivering or complementing the Greater Sydney Green Grid		
g. providing walking and cycling links for transport as well as leisure and recreational trips.		
Planning Priority W19	Broader State and local government planning policy	
Reducing carbon emissions and managing energy, water and waste efficiently	initiatives on reducing carbon emissions and creating more energy and water efficient urban environments for the SWGA and Western Sydney District can be	



WCDP Planning Priorities	Comment on consistency with WCDP
 Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change Relevant Action(s) 88. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards. 89. Mitigate the urban heat island effect and reduce vulnerability to extreme heat. 	The site is not subject to flood impacts and a bushfire assessment demonstrates the future housing can meet the requirements of Planning For Bushfire Protection. The Draft ISP adopts a spatially disperses cooler areas that are easily accessible to for local residents and provide a colling effect for housing adjacent to parks and green spaces. With broader State and local government planning policy initiatives on urban heat for the SWGA and Western Sydney District, such as planting more trees and building materials and finishes, widespread polices to reduce the effect of urban heat can be implemented.

This Planning Proposal is consistent and gives effect to the WCDP by:

- Planning new urban growth and housing supply in an area identified for new residential communities.
- Providing social infrastructure to meet the future needs of the community with sporting fields and local parks that are within 300 metres of residential areas.
- Integrating new development with existing and future infrastructure planned to support urban growth within the SWGA.
- Protecting assessed riparian protection areas and waterways.
- Encouraging healthy community with where future residents can walk to district sporting facilities, community facilities and local parks in less than 4 minutes and have access to public and active transport connections.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The Planning Proposal will give effect to Camden Council's LSPS and Community Strategic Plan.

Local Strategic Planning Statement

The Camden LSPS identifies the site within an area designated for new urban growth and new housing within the Camden LGA titled 'Future Urban Area (SWGA – Housing Capacity' (see **Figure 29**).

The LSPS states that new greenfield housing growth is to be contained within the SWGA and the delivery of this principle is the LSPS.

The site is within the unreleased portion of the Catherine Field Precinct projected to deliver over 5,000 dwellings.

The Planning Proposal is consistent with the Local Priorities in the LSPS (see **Table 12**) with particular emphasis on meeting the following priorities:

Local Priority L1 - Providing housing choice and affordability for Camden's growing and changing population

Local Priority L3 Providing services and facilities to foster a healthy and socially connected community

Local Priority I2 Connecting Camden through integrated transport solutions



Local Priority S1 Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space

The Planning Proposal is consistent with the Camden LSPS and gives effect to its strategic objectives and intended outcomes for new urban growth.

Community Strategic Plan

The Community Strategic Plan (CSP) is the community's plan for the Camden LGA and bring together all levels of government, business, and local community organisations and residents.

The CSP places importance on the provision of new housing in appropriate locations and integrating urban growth with public transport, roads and infrastructure. In addition, new housing is to be supported with quality parks and recreational facilities of the existing and future community.

The Planning Proposal seeks to delivery new urban growth in a suitable location that has been identified to increase housing supply in the Camden LGA. New development is connected with existing and future transport systems and will provide a range of active and passive open space areas with playing fields and large, accessible local parks.

The Planning Proposal is consistent and gives effect to Camden Council's Community Strategic Plan.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is consistent with other applicable State and regional studies or strategies.

State and regional studies or strategies	Description
NSW 2021 State Plan – A Plan to Make NSW Number One	 The NSW 2021 State Plan – A Plan to Make NSW Number One is a 10 year plan to guide government policy and budget decision making and deliver on community priorities. The five key strategies are: rebuild the economy; return quality services; renovate infrastructure; strengthen local environments and communities; and restore accountability to Government. There are 32 goals that have been developed in association with the five key strategies. The State Plan goals that relate to this Planning Proposal are: Goal 1 - Improve the performance of the NSW economy Goal 20 - Build liveable centres Goal 22 - Protect our natural environment Goal 24 - Make it easier for people to be involved in their communities Goal 32 - Involve the community in decision-making on Government policy, services and projects.
NSW Infrastructure Strategy 2018- 2038	 The NSW State Infrastructure Strategy 2018–2038 (SIS) builds on the NSW Government's major long-term infrastructure plans over the last seven years. The Western Parkland City comprises identified large developable areas for greenfield development and by 2056 nearly 2 million people will live in this City. The SIS identifies the western corridor with a central aerotropolis adjacent to the new Western Sydney Airport. The infrastructure response to the Planning Proposal includes: <i>Prioritise sustainable transport connections, particularly walking and cycling infrastructure within the city.</i> <i>Facilitate high quality digital connectivity infrastructure as part of all</i>

Table 13: Consistency with Other State and Regional Studies and Strategies



State and regional studies or strategies	Description
	 development. Provide social infrastructure, such as schools, social housing and hospitals, to support population growth. Provide additional cultural and recreational infrastructure. Encourage local council and private investment in recreation infrastructure. The Planning Proposal is consistent with the NSW Infrastructure Strategy as infrastructure will support housing growth and provides social infrastructure to meet the demands of the future population.
Future Transport 2056	<i>Future Transport 2056</i> (FT 2056) sets the 40-year vision, directions and principles to guide transport investment in the long-term. It is coordinated with the State Plan and SIS as well as the Sydney Metropolitan region and district plans. FT 2056 maps the '30 minute city' for the Greater Sydney network and the future networks for road, rail and rapid bus services. The site is adjacent to an identified future rapid bus route between Oran Park Town Centre and Leppington Town Centre. This rapid bus connection provides direct connections to the existing and future metropolitan rail network.

Q6. Is the Planning Proposal consistent with applicable state environmental planning policies?

The in-force State Environmental Planning Policy (SEPP) Instruments guide land use and planning outcomes across the State and Sydney Metropolitan Region. A review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPs is outlined in **Table 16**.

This review demonstrates that the proposal is consistent with all relevant and applicable SEPP.

SEPP	Comment on consistency with SEPP
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Refer to chapter below.
Chapter 2 Vegetation in non-rural areas	Approval to clearing native vegetation does not require a permit or approval as the site is biodiversity certified.
Chapter 3 Koala habitat protection 2020	Not relevant to this Planning Proposal.
Chapter 4 Koala habitat protection 2021	Not relevant to this Planning Proposal.
Chapter 5 River Murray lands	Not relevant to this Planning Proposal.
Chapter 6 Bushland in urban areas	Not relevant to this Planning Proposal.
Chapter 7 Canal estate development	Not relevant to this Planning Proposal.
Chapter 8 Sydney drinking water catchment	Not relevant to this Planning Proposal.
Chapter 9 Hawkesbury-Nepean River	The site is within the Hawkesbury-Nepean River Catchment and the future DAs will need to consider the environmental and heritage requirements of Chapter 9.
Chapter 10 Sydney Harbour Catchment	Not relevant to this Planning Proposal.
Chapter 11 Georges Rivers Catchment	Not relevant to this Planning Proposal.



SEPP	Comment on consistency with SEPP
Chapter 12 Willandra Lakes Region World Heritage Property	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Residential development enabled by this Planning Proposal will be subject to the provisions of the BASIX SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The exempt and complying provisions will continue to apply to the site.
State Environmental Planning Policy (Housing) 2021	Refer to chapter below.
Chapter 2 Affordable housing	Affordable housing residential development enabled by new zones in this Planning Proposal will be subject to the provisions of Chapter 2. The proposal will increase opportunities for affordable housing under the Housing SEPP.
Chapter 3 Diverse housing	Diverse housing residential development (i.e. secondary dwellings, group homes, build to rent accommodation) enabled by new zones in this Planning Proposal will be subject to the provisions of Chapter 3. The proposal will increase opportunities for more diverse housing under the Housing SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Refer to chapter below.
Chapter 2 Western Sydney employment area	Not relevant to this Planning Proposal.
Chapter 3 Advertising and signage	The provisions of Chapter 3 will continue to apply as relevant and this proposal will not impede the ongoing assessment of DAs for signage.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	All DAs for residential flat buildings will need to conside the design standards and assessment requirements of SEPP No.65.
State Environmental Planning Policy (Planning Systems) 2021	Refer to chapter below.
Chapter 2 State and regional development	Not relevant to this Planning Proposal.
Chapter 3 Aboriginal land	Not relevant to this Planning Proposal.
Chapter 4 Concurrences and consents	The Planning Proposal does not affect implementation of Chapter 4.
State Environmental Planning Policy (Precincts— Central River City) 2021	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Precincts— Eastern Harbour City) 2021	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Precincts— Regional) 2021	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Precincts— Western Parkland City) 2021	Refer to chapter below.
Chapter 2 State significant precincts	Not relevant to this Planning Proposal.
Chapter 3 Sydney region growth centres	This proposal seeks to amend the WPC SEPP by applying zoning and associated mapping to the site and applying the provisions in Appendix 5 Camden Growth Centres Precinct Plan.



EPP	Comment on consistency with SEPP
Chapter 4 Western Sydney Aerotropolis	Not relevant to this Planning Proposal.
Chapter 5 Penrith Lakes Scheme	Not relevant to this Planning Proposal.
Chapter 6 St Marys	Not relevant to this Planning Proposal.
Chapter 7 Western Sydney Parklands	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Primary Production) 2021	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Resilience and Hazards) 2021	Refer to chapter below.
Chapter 2 Coastal management	Not relevant to this Planning Proposal.
Chapter 3 Hazardous and offensive development	Not relevant to this Planning Proposal.
Chapter 4 Remediation of land	The site has been investigated for potential contamination and the possibility for significant contamination constraints to development low. The site is considered suitable for the proposed rezoning. More detailed assessment will be required at the DA stage for each individual site within the site. The land contamination assessment in Appendix 7 .
State Environmental Planning Policy (Resources and Energy) 2021	Not relevant to this Planning Proposal.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Refer to chapter below.
Chapter 2 Infrastructure	The subject site does not incorporate any identified infrastructure projects. Future DAs within the site that meet the criteria for traffic generating development to b referred to TfNSW and a DA proposing residential development adjacent to Camden Valley Way will require assessment for noise impacts. A traffic assessment and acoustic assessment that assesses impacts is included in this Planning Proposal.
Chapter 3 Educational establishments and child care facilities	No education establishments or child care facilities are identified in the Planning Proposal.
Chapter 4 Major infrastructure corridors	Not relevant to this Planning Proposal.
Chapter 5 Three ports—Port Botany, Port Kembla and Newcastle	Not relevant to this Planning Proposal.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1)?

On 22 February 2022 the Minister for Planning gave the directions under Section 9.1 of the EP&A Act, which take effect from 1 March 2022

A review of the Planning Proposal and its intended outcomes and objectives against the Minister's Local Planning Directions is outlined in **Table 17**.



Table 17: Consistency with Ministerial Directions

Inisterial Direction	Comment on consistency with Local Planning Directions
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	This Planning Proposal demonstrates that it is consistent with the Western City District Plan.
1.2 Development of Aboriginal Land Council land	No rezoning of Aboriginal Land Council land is proposed.
1.3 Approval and Referral Requirements	The proposal is consistent as it does not propose any additional clauses relating to approval processes and referral requirements.
1.4 Site Specific Provisions	The Planning Proposal does introduce any site-specific provisions.
Focus area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to this Planning Proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to this Planning Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant to this Planning Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant to this Planning Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant to this Planning Proposal.
1.10 Implementation of Western Sydney Aerotropolis	Not relevant to this Planning Proposal.
1.11 Implementation of Bayside West Precinct Plan	Not relevant to this Planning Proposal.
1.12 Implementation of Planning Principles for Cookes Cove Precinct	Not relevant to this Planning Proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan.	Not relevant to this Planning Proposal.
1.14 Implementation of Greater Macarthur 2040	Not relevant to this Planning Proposal.
1.15 Implementation of Pyrmont Peninsula Place Strategy	Not relevant to this Planning Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to this Planning Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to this Planning Proposal.
Focus area 2: Design and Place	
No directions.	
Focus area 3: Biodiversity and Conservation	
3.1 Environment Protection Zones	The Planning Proposal seeks to zone land within an assessed riparian protection area under an environmental protection zone. The new zoning will increase environmental protection requirements for lar of environmental significance. An assessment of the riparian and biodiversity areas is included in this Planning Proposal.
3.2 Heritage Conservation	Not relevant to this Planning Proposal.



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linisterial Direction	Comment on consistency with Local Planning Directions
3.3. Sydney Drinking Water Catchments	Not relevant to this Planning Proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not relevant to this Planning Proposal.
3.5 Recreation Vehicle Areas	Not relevant to this Planning Proposal.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The site is not subject to flooding.
4.2 Coastal Protection	Not relevant to this Planning Proposal.
4.3 Planning for Bushfire Protection	The site is subject to land mapped as bushfire prone and the Planning Proposal will need to be presented to the NSW Rural Fire Service for review. A bushfire assessment is included in the Planning Proposal that outlines APZs and provisions for access and water supply for fire fighting purposes.
4.4 Remediation of Contaminated Land	The site has been investigated for potential contamination and the possibility for significant contamination constraints to development low. The site is considered suitable for the proposed rezoning. More detailed assessment will be required at the DA stage for each individual site within the site. The land contamination assessment prepared is in Appendix 7 .
4.5 Acid Sulfate Soils	Consideration of acid sulfate soils was included in the land contamination assessment and there is no risk pertaining to the site.
4.6 Mine Subsidence and Unstable Land	The site is not within a mine subsidence area.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal will rezone land for residential purposes includes a Draft ISP that provides an indicative road layout that enable convenient access to housing, recreational facilities and public transport. Th site also abuts public transports routes within Camden Valley Way and future strategic public transport routes within the extension of Rickard Road.
5.2 Reserving Land for Public Purposes	The Planning Proposal not alter or reduce any existing zonings for reservations of land for public purpose.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to this Planning Proposal.
5.4 Shooting Ranges	Not relevant to this Planning Proposal.
Focus area 6: Housing	
6.1 Residential Zones	The Planning Proposal includes provisions that will enable the provision of housing encourage a range of building types is a location that requires greater supply in the housing market. The Planning Proposal includes a good design within the Draft ISP that embodies the efficient use of land and provision of infrastructure and services. The Planning Proposal is supported with a servicing assessment and strategy that demonstrates how the land can be serviced.
6.2 Caravan Parks and Manufactured Home Estates	The Planning Proposal does not seek to amend any provisions relating to caravan parks or manufactured



Ministerial Direction	Comment on consistency with Local Planning Directions
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	Not relevant to this Planning Proposal.
7.2 Reduction in non-hosted short term rental accommodation period	Not relevant to this Planning Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to this Planning Proposal.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not relevant to this Planning Proposal.
Focus area 9: Primary Production	
9.1 Rural Zones	The Planning Proposal is within an identified urban growth area and is in accordance with the Metropolitar Regional Plan and Western Sydney District Plan.
9.2 Rural Lands	Not relevant to this Planning Proposal.
9.3 Oyster Aquaculture	Not relevant to this Planning Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not relevant to this Planning Proposal.

The objectives and intended outcomes are consistent with the relevant Ministerial Directions.

Strategic Merit

An assessment of the Strategic Merit Test criteria is in Table 18.

Table 18: Strategic Merit Test Assessment

Strategic Merit Test Criteria	Response
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	The Planning Proposal is consistent with the directions, objectives and planning priorities in the Greater Sydney Region Plan and Western City District Plan.
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or	The Planning Proposal is consistent the Camden Council LSPS and Council's Local Housing Strategy and Community Strategic Plan.
Respond to a change in circumstances that has not been recognised by the existing planning framework	The Planning Proposal will deliver new urban growth in an area identified and planned for new housing that is supported by existing and future infrastructure to support growth such as Camden Valley way upgrade and future extension of Rickard Road.

The Planning Proposal meets the strategic merits test requirements.



Section C — Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

Biodiversity Certification has been granted over applicable land in the Western Parkland City SEPP, which includes the site. Biodiversity Certification balances the protection and management of biodiversity conservation values with the supply of land for urban growth in South West Sydney.

The biodiversity assessment identified native stands of vegetation align with the Cumberland Plain Woodland ecological community, being Cumberland Shale Plains Woodland and Cumberland Shale Hills Woodland (see **Appendix 2**). The field survey of the native stands of vegetation confirmed the trees are predominately scattered and canopy only. A smaller tract of the native vegetation in the southeast was more intact with the remaining areas of native vegetation being highly disturbed with no understory and widely fragmented However, given the site is mapped as 'biodiversity certified land' and the native vegetation on site does not satisfy the criteria for preservation,

Clearing of the land is permitted without further ecology assessment under the Biodiversity Certification applying to the site.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal includes a comprehensive assessment of potential environmental effects with sitespecific technical assessments for Aboriginal cultural heritage, acoustics, biodiversity, bushfire, heritage, land contamination, riparian areas, salinity, and water cycle management including flooding.

There are no likely environmental effects on Aboriginal cultural heritage, biodiversity and heritage. All other potential environmental effects in relation to acoustics, bushfire, land contamination, salinity and water cycle management can be resolved and mitigated through detailed investigations and design responsive development during development assessment for land development and new housing.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is intended to have a positive social and economic effects.

The social infrastructure plan (see **Appendix 11**) assessed the local demographic profile and projected future demographic profile to assess the future needs of the community. The assessment has determined the social infrastructure needs to be provided within the site for sporting facilities, recreation, playspaces, informal public open space areas and community floorspace. The social infrastructure plan also assessed the demands for offsite recreation, community and civic uses such as regional sports centres, regional community and arts facilities and libraries. The assessment also considers demands for public schools.

The Planning Proposal makes provision for a range of recreation, public open space and community facilities within the site. The Planning Proposal also identifies the requirements for offsite services and facilities where contributions can be made under a Section 7.11 Contributions Plan.

There are no centres or commercial areas designated within the site. However, there is provision within the zoning for neighbourhood shops if demand for these services is proven, which is unlikely until the site is nearing full development.

The Planning Proposal will enable the ongoing delivery of new residential areas with opportunities for housing that is diverse and more affordable. These outcomes will have both positive social and economic effects.

Section D — Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

Adequate infrastructure is and will be available for the Planning Proposal with the planned delivery of



infrastructure for the South West, including wastewater service upgrades and delivery of the Lowes Creek STP and Rickard Road extension.

The Planning Proposal includes servicing and infrastructure assessment (see **Appendix 12**), a social infrastructure plan (see **Appendix 11**) and transport and traffic assessment (see **Appendix 9**). These assessments collectively assessed the existing infrastructure and the future requirements for servicing, transport and social infrastructure to support the proposed outcomes in the Planning Proposal.

The servicing and infrastructure assessment provides an assessment of available and planned servicing infrastructure for the broader region and explains how services can support the Planning Proposal in the early stages of the delivery of new housing.

Detailed explanation on the infrastructure requirements is outlined in Section 6 Infrastructure of this Planning Proposal.

Section E — State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Any State and Commonwealth public authorities to be consulted as part of the Gateway Determination will be detailed in the post-exhibition version of the Planning Proposal.

Site-specific Merit

An assessment of the Site Specific Merit Test criteria is in Table 19.

Table 19: Site Specific Merit Test Assessment

Site Specific Merit Test Criteria	Response
the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)	The site has been investigated and assessed for various environmental considerations including biodiversity, riparian and heritage.
	The land is within an area that is biodiversity certified and assessment of the riparian areas confirms that a 1 st Order stream exists within the site. The riparian protection area is to be revegetated in accordance with NRAR.
	The key environmental hazard consideration is threat from bushfire. Assessment of bushfire has confirmed the Planning Proposal can meet the require bushfire safety standards.
	The Planning Proposal will restore areas of the natural environment in an urban context, comply with biodiversity certification requirements and properly manage all environmental hazards.
existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates	The site is within an identified area for future urban growth and housing supply and the broader area of the Catherine Field Precinct is also identified for this purpose. Land to the south is subject to a separate Planning Proposal for urban development and land to the north and west is to be developed for this purpose in the future. Land to the east is being developed to provide new housing.
	Land in the vicinity is either new urban development or planned for new growth in the SWGA.
services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision	Adequate infrastructure is and will be available for the Planning Proposal with the planned delivery of infrastructure for the South West, including wastewater service upgrades and delivery of the Lowes Creek STP and Rickard Road extension.

The Planning Proposal meets the site specific merit requirements.



PART 4 – MAPPING

The maps in the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* are to be amended as shown in **Figure 32** to **Figure 36**.

Land Use Zoning Map



Figure 32 – Proposed Land Use Zoning



Height of Buildings Map



Figure 33 – Proposed Height of Buildings



Residential Density Map



Figure 34 – Proposed Residential Density



Riparian Protection Area Map



Figure 35 – Proposed Riparian Protection Area







Figure 36 – Proposed Land Reservation Acquisition



PART 5 – COMMUNITY CONSULTATION

Community consultation is to be undertaken in accordance with the DPIE *Local Environmental Plan Making Guideline December 2021*. It is note that the Planning Proposal would be categorised as 'complex', and the maximum public exhibition period is 30 working days.



PART 6 – PROJECT TIMELINE

An indicative project timeline for the Planning Proposal is outlined in Table 20.

Table 20: Indicative project timeline

Stage	Timeframe and/or date
Consideration by council	April 2022 to September 2022
Council decision	September 2022
Gateway Determination	November 2022
Pre-exhibition	November 2022 to February 2023
Commencement and completion of public exhibition period	March 2023
Consideration of submissions	April 2023
Post-exhibition review and additional studies	April 2023 to July 2023
Submission to Department of Planning and Environment	November 2023
Gazettal of LEP amendment	December 2023



Aboriginal cultural heritage assessment

Biodiversity assessment

Riparian assessment

Bushfire assessment

Heritage assessment

Water cycle management assessment

Land contamination assessment

Salinity assessment and management plan

Traffic and transport assessment

Acoustic assessment

Social infrastructure plan

Servicing and infrastructure assessment